

**EASON, FRANKLIN WADE**

17 STAR DUST LN SELMA  
2000111424

**Parcel ID: 12-N-11-013-P-**

PLAT: 93/95 UNIQ ID 1139269  
ID NO: 262300-75-7268

SPLIT FROM ID 424768

COUNTY TAX (100), MOCCASIN CREEK (100), PINE LEVEL  
TAX (100)

CARD NO. 1 of 1  
0.3900 AC

Reval Year: 2025 Tax Year: 2025  
Appraised By 99 on 01/01/2025 00616 STARFIELD ACRES

LOT 46 STARFIELD ACRES 93/95-96

EX- SRC=  
AT- LAST ACTION 20250417

CONSTRUCTION DETAIL		MARKET VALUE							DEPRECIATION			CORRELATION OF VALUE					
TOTAL POINT VALUE	USE	MOD	Eff. Area	QUAL	BASE RATE	RCN	EYB	AYB	NORM	CREDENCE TO MARKET							
0	97	00															
<b>BUILDING ADJUSTMENTS</b>									<b>% GOOD</b>			<b>DEPR. BUILDING VALUE - CARD</b>					
TOTAL ADJUSTMENT FACTOR	0		VACANT										0				
TOTAL QUALITY INDEX	0		STYLE:										<b>DEPR. OB/XF VALUE - CARD</b>				
NEIGHBORHOOD ADJ FACTOR	0												40,000				
											<b>MARKET LAND VALUE - CARD</b>						
											40,000						
											<b>TOTAL MARKET VALUE - CARD</b>						
											40,000						
											<b>TOTAL APPRAISED VALUE - CARD</b>						
											40,000						
											<b>TOTAL APPRAISED VALUE - PARCEL</b>						
											40,000						
											<b>TOTAL PRESENT USE VALUE - LAND</b>						
											0						
											<b>TOTAL VALUE DEFERRED - PARCEL</b>						
											0						
											<b>TOTAL TAXABLE VALUE - PARCEL \$</b>						
											40,000						
											<b>PRIOR APPRAISAL</b>		<b>PERMIT</b>				
BUILDING VALUE	0			<b>CODE</b>	<b>DATE</b>	<b>NO.</b>	<b>WT.</b>										
OBXF VALUE	0			R	09/17/2024	21166	0	MHDW									
LAND VALUE	24,000																
PRESENT USE VALUE	0																
DEFERRED VALUE	0																
TOTAL VALUE	24,000																
											ROUT: WTRSHD:						
<b>SALES DATA</b>																	
<b>OFF. RECORD</b>	<b>DATE</b>		<b>DEED</b>	<b>INDICATE</b>													
<b>BOOK</b>	<b>PAGE</b>	<b>MO</b>	<b>YR</b>	<b>TYPE</b>	<b>Q/U</b>	<b>V/I</b>	<b>SALES PRICE</b>										
06098	0996	11	2021	WD	Q	V	40,000										
02300	0439	9	2002	WD	U	V	0										
HEATED AREA																	
<b>NOTES</b>																	

SUBAREA				CODE	DESCRIPTION	COUNT	LTH	WTH	UNITS	UNIT PRICE	ORIG % COND	BLDG #	AYB	EYB	DEP SCH	OVR	% COND	OB/XF DEPR. VALUE	
SUBAREA TOTALS				0	<b>TOTAL OB/XF VALUE</b>														
BLDG DIMENSIONS																			

LAND INFORMATION																	
HIGHEST AND BEST USE	USE CODE	LOCAL ZONING	FRONTAGE	DEPTH	DEPTH / SIZE	LND MOD	COND FACT	OTHER ADJ/NOTES RF AC LC TO OT	ROAD TYPE	LAND UNIT PRICE	TOTAL LAND UNITS	UNIT TYPE	TOTAL ADJST	ADJUSTED UNIT PRICE	LAND VALUE	OVERRIDE VALUE	LAND NOTES
RESIDENTIAL LOT	0105	MHP	0	0	1.0000	0	1.0000			40,000.00	1.000	LT	1.000	40,000.00	40000		
<b>TOTAL MARKET LAND DATA</b>															40000		
<b>TOTAL PRESENT USE DATA</b>																	

12-N-11-013-P- (13490149) Group:0

8/18/2025 8:36:43 AM.