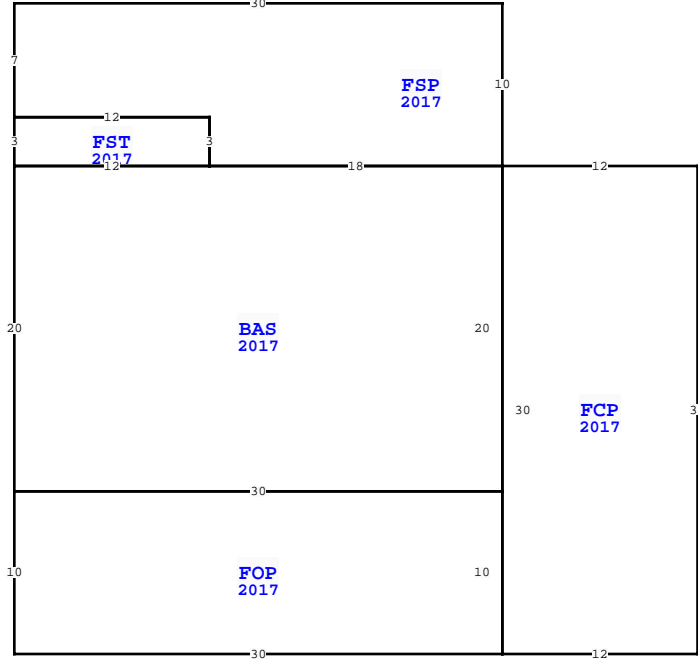




BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Foundation	02	CONCR SLAB 100			
Frame	02	WOOD FRAME 100			
Exterior Wall	30	VINYL 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	13	GALVALUM 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 80			
Interior Floo	11	CLAY TILE 20			
Heating Type	04	AIR DUCTED 100			
Air Condition	03	CENTRAL 100			
Bedrooms		1 100			
Bathrooms		1 100			
Story Height		0 100			
Stories	1.	1. 100			
Units		0 100			
Quality	03	AVERAGE			
DOR CODE	5000	IMPRVD AG RES			
MAP NUM	4	MKT AREA	08		
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	2017	600	57,866
FCP	360	25	2017	90	8,680
FOP	300	30	2017	90	8,680
FSP	264	55	2017	145	13,984
FST	36	55	2017	20	1,929
TOTALS	1,560			945	91,140

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0510	01	945	114.0000	102.60	96,957	2017	2017	0	0	0	6.00	94.00
2 INLAW STE 100% - 2019 Heated Area: 600 HX Base Yr 2019												



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	281,964		
TOTAL MARKET OB/XF VALUE	13,111		
TOTAL LAND VALUE - MARKET	110,050		
TOTAL MARKET VALUE	316,253		
SOH/AGL Deduction	21,002		
ASSESSED VALUE	295,251		
TOTAL EXEMPTION VALUE	HX HB VX 55,000		
BASE TAXABLE VALUE	240,251		
TOTAL JUST VALUE	405,125		
NCON VALUE	178,025		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	165,897		
CORRECT XFOB LF, EXISTING MH WAS REMOVED WHEN NEW			
RP #'S 12873935 - 12873936 - 12873937			
JS 5YR CK XFOBS WAS KEYED ON FR'S 5YR CK 2/14/202			
FR PU NCON & XFOBS 05-18-2023			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OBN23-00003	MH-CO	0	02/14/2023
17000577	SFD-CO	0	05/09/2017
16001029	SAFETY INSP	0	10/12/2016
2014980	MH SETUP-CO	0	12/12/2014
2014701	SAFETY INSP	0	08/21/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1142/0692	3/05/2020	WD	U	I	30	100
GRANTOR: PETTY JEFFREY LAMBERT						
GRANTEE: CARRAWAY CHRISTOPHE						
1069/0175	4/11/2018	WD	U	I	11	100
GRANTOR: PETTY JEFFREY LAMBERT						
GRANTEE: CARRAWAY CHRISTOPHE						

EXTRA FEATURES																	
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
2	0210	CONCRETE D	0	100	4	14	56.00	SF	6.00	6.00	100	2015	2015	3	67	225	
3	0210	CONCRETE D	0	100	4	14	56.00	SF	6.00	6.00	100	2015	2015	3	67	225	
4	0210	CONCRETE D	0	100	20	12	240.00	SF	6.00	6.00	100	2017	2017	3	76	1,094	
5	0211	CONCRETE W	0	100	10	4	40.00	SF	6.00	6.00	100	2017	2017	3	76	182	
6	0625	PORT WD UT	0	100	12	20	240.00	SF	0.00	0.00	100	2017	2017	3	76	0	
11	0940	OPEN SHED	0	100	10	12	120.00	SF	4.00	4.00	100	2024	2019	AV	85	408	
12	0030	BARN, POLE	0	100	48	26	1,248.00	SF	9.00	9.00	100	2024	2019	AV	85	9,547	
13	0080	4' CHAINLI	0	100	0	0	110.00	LF	13.00	13.00	100	2024	2023	AV	100	1,430	
TOTALS													13,111				

LAND DESCRIPTION													TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000210	C	MH RURAL	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	15,000							
2	005970	A	TIMBER MIX 1	0			0.00	0.00	19.01	AC		1.00	1.00	1.00	325.00	325.00	6,178							

