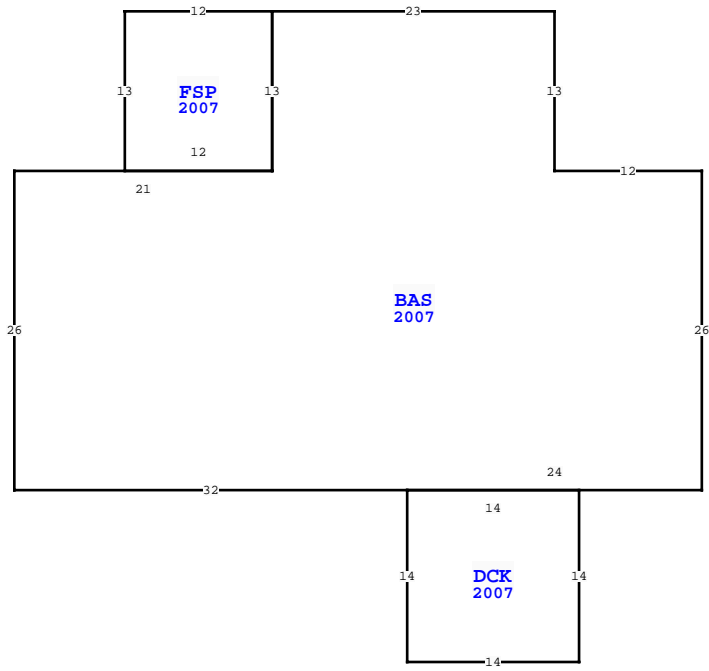




ELEMENT		CD	CONSTRUCTION		
Foundation	01	WOOD FRAME	100		
Frame	02	WOOD FRAME	100		
Exterior Wall	30	VINYL	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	08	SHT VINYL	50		
Interior Floo	14	CARPET	50		
Heating Type	04	AIR DUCTED	100		
Air Condition	03	CENTRAL	100		
Bedrooms		3	100		
Bathrooms		2	100		
Stories	1.	1.	100		
Class	00	N/A	100		
Units		0	100		
Quality	03	AVERAGE			
DOR CODE	0200 MOBILE HOME				
MAP NUM	4	MKT AREA	10		
NEIGHBORHOOD/LOC	999.00		1.25/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,755	100	2007	1,755	138,663
DCK	196	10	2007	20	1,580
FSP	156	60	2007	94	7,427
TOTALS	2,107			1,869	147,670

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0200	02	1,869	107.5000	94.06	175,798	1998	2015	0	0	16.00	84.00		
2 MOBILE HOM 100% - 2023 Heated Area: 1755 HX Base Yr 2023													



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		147,670	
TOTAL MARKET OB/XF VALUE		1,460	
TOTAL LAND VALUE - MARKET		33,150	
TOTAL MARKET VALUE		182,280	
SOH/AGL Deduction		47,537	
ASSESSED VALUE		134,743	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		84,743	
TOTAL JUST VALUE		182,280	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		130,818	
5 YR PRCL CK, DEL XFOB LN 3, CHG QUAL.			
RP# 12739992,12739993, & 12739998			
2017 TRIM RTND BY PO- RTS, VACANT, UTF			
1/26/2017. REMOVE HX FOR 2018			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
17000077	REROOF	0	10/04/2017
2007427	A/C	0	03/28/2007
2007369	TWMH-CO	0	03/19/2007
026759	MH	0	07/10/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1244/0886	12/22/2021	WD	Q	I	01	165,500
GRANTOR: YROC PROPERTIES LLC						
GRANTEE: MONTGOMERY WILLIAM						
1052/0141	10/27/2017	WD	U	I	12	85,900
GRANTOR: CAPITAL CITY BANK						
GRANTEE: YROC PROPERTIES LLC						

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
1	0130	FIRE PLACE	0	100	0	1.00	UT	1,300.00	1,300.00	100	2007	2007	3	68	884	
2	0620	WOOD UTL B	0	100	16	20	SP	6.00	6.00	100	2007	2007	3	30	576	

BUILDING NOTES			
BLD DATE 01/31/2019 FRJT LGL DATE 01/31/2019 FRJT			
XF DATE 01/31/2019 FRJT LAND DATE 01/31/2019 FRJT			
INC DATE AG DATE			

BUILDING DIMENSIONS			
BAS=[YR=2007] W12 N13 W23 FSP=[YR=2007] W12 S13 E12 N13\$ S13 W21 S26 E32 DCK=[YR=2007] S14 E14 N14 W14\$ E24 N26\$.			

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000201	C	MH	100		RR1	0.00	0.00	2.21	AC		1.00	1.00	1.00	15,000.00	15,000.00	33,150							