



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	01	WOOD FRAME	100
Frame	02	WOOD FRAME	100
Exterior Wall	01	MINIMUM	100
Roof Structure	01	FLAT	100
Roof Cover	01	MINIMUM	100
Interior Wall	04	PLYWOOD	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Heating Type	04	AIR DUCTED	100
Air Condition	02	WINDOW	100
Bedrooms		3	100
Bathrooms		1	100
Stories	1.	1.	100
Class	00	N/A	100
Units		0	100
Quality	02	BELOW AVERAGE	
DOR CODE	0200	MOBILE HOME	
MAP NUM	1	MKT AREA	10
NEIGHBORHOOD/LOC	000	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	180	100	1993
BAS	672	100	1993
DCK	32	10	1993
FSP	80	60	1993
UST	64	55	1993
TOTALS	1,028		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HOM	0%	- 0	42.84	40,184	1976	1976	0	0	60.00	40.00
Heated Area: 852 HX Base Yr											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE						
BAS	180	100	1993	180	3,084						
BAS	672	100	1993	672	11,515						
DCK	32	10	1993	3	52						
FSP	80	60	1993	48	822						
UST	64	55	1993	35	600						
TOTALS	1,028			938	16,074						

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			16,074
TOTAL MARKET OB/XF VALUE			939
TOTAL LAND VALUE - MARKET			15,000
TOTAL MARKET VALUE			32,013
SOH/AGL Deduction			15,884
ASSESSED VALUE			16,129
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			16,129
TOTAL JUST VALUE			32,013
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			22,595
5 YR PRCL CK, N/C			
2017 TRIM RETURNED/UTF			
LN 4, DEL XOFB LN 5-6			
5 YR PRCL CH, PU CORR TRAV, CHG QUAL, PU XFOB			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2008465	ELEC SERV	0	05/28/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1217/0571	7/01/2021	WD Q	Q	I	05	420,000
GRANTOR: REAGHALL INVESTMENTS						
GRANTEE: BULLDOG INVESTING L						
1204/0501	4/16/2021	WD Q	Q	I	05	217,000
GRANTOR: JANSHAW PROPERTIES LL						
GRANTEE: REAGHALL INVESTMENT						

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	0211	CONCRETE W	0	0	8	2	16.00	SF	6.00	6.00	100	1993	1993	3	20	19	
2	0700	PORT BLDG	0	0	10	8	80.00	SF	8.00	8.00	100	1993	1993	3	50	320	
3	0955	PRIVACY FE	0	0	0	0	100.00	LF	15.00	15.00	100	2007	2007	3	40	600	
4	0770	PUMP HOUSE	0	0	6	8	48.00	SF	5.00	5.00	100	1993	1993	3	0	0	

BLD DATE		02/28/2019	FRSS	LGL DATE	
XF DATE	02/28/2019	FRSS	LAND DATE	02/28/2019	FRSS
INC DATE			AG DATE		

BUILDING NOTES														
BUILDING DIMENSIONS														
BAS=[YR=1993] W38 UST=[YR=1993] N8 W8 S8 E8\$ W18 S12 E34														
BAS=[YR=1993] S10 E18 N10 W18\$ E18 FSP=[YR=1993] S10 E8 N10														
W8\$ E4 DCK=[YR=1993] E4 N8 W4 S8\$ N12\$.														

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	0			95.00	100.00	1.00	LT		1.00	1.00	1.00	15,000.00	15,000.00	15,000							