

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	01	WOOD FRAME	100
Frame	02	WOOD FRAME	100
Exterior Wall	30	VINYL	100
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	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	000	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,296	100	2008
DCK	9	10	2008
DCK	9	10	2008
FOP	216	35	2008
TOTALS	1,530		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MOBILE HOM	100% - 2018		81.55	112,050	2008	2008	0	0	30.00	70.00
Heated Area: 1296											
HX Base Yr 2018											
BLD DATE	05/02/2019	FRJT	LGL DATE	05/02/2019	FRJT						
XF DATE	05/02/2019	FRJT	LAND DATE	05/02/2019	FRJT						
INC DATE			AG DATE								

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			78,435
TOTAL MARKET OB/XF VALUE			1,020
TOTAL LAND VALUE - MARKET			24,600
TOTAL MARKET VALUE			104,055
SOH/AGL Deduction			34,100
ASSESSED VALUE			69,955
TOTAL EXEMPTION VALUE	VX VP HX HB	65,955	
BASE TAXABLE VALUE			4,000
TOTAL JUST VALUE			104,055
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			88,274
5 YR PRCL CK PU XF0B LN 4, CHG QUAL			
COMBAT RELATED DISABILITY/VA/VIETNAM			
ADD HX FOR 2018/COWLING/PENDING PAPERWORK FOR 2017 TRIM RETURNED/UTF			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24-000242	RE-ROOF/SHINGLES-		03/21/2024
2008426	A/C	0	05/14/2008
2008306	DWMH-CO	0	04/04/2008
20663	N/A	0	02/27/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1362/0813	5/31/2024	WD	Q	I	01	207,000
GRANTOR: COWLING WAYNE						
GRANTEE: TORCHIA LAUREN ROCH						
1025/0688	2/03/2017	WD	Q	I	01	94,000
GRANTOR: OSBORN WALLACE BYRON						
GRANTEE: COWLING WAYNE & KIM						

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	0605	PORT VINYL	0	100	6	8			0.00	100	1996	1996	3	20	0	
2	0605	PORT VINYL	0	100	6	10			0.00	100	2008	2008	3	34	0	
3	0055	PORTABLE C	0	100	18	20			3.00	100	2008	2008	3	34	367	
4	0700	PORT BLDG	0	100	10	12			8.00	100	2007	2007	3	68	653	
TOTALS															1,020	

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			0.00	0.00	3.28	AC		1.00	1.00	1.00	7,500.00	7,500.00	24,600							