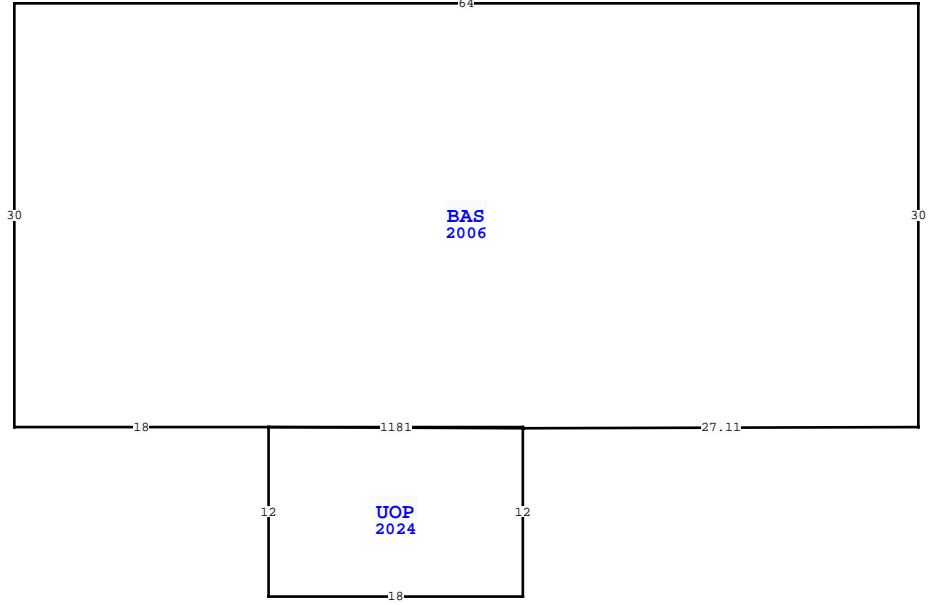


BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Foundation	01	WOOD FRAME	100		
Frame	02	WOOD FRAME	100		
Exterior Wall	30	VINYL	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	08	SHT VINYL	50		
Interior Floo	14	CARPET	50		
Heating 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	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,922	100	2006	1,922	95,456
UOP	216	25	2024	54	2,682
TOTALS	2,138			1,976	98,138

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%	- 2023		Heated Area: 1922					HX Base Yr 2023	



WAKULLA COUNTY PROPERTY				PAGE 1 of 2	3	
VALUATION SUMMARY						
VALUATION BY	STANDARD					
Tax Group: 3	Tax Dist:					
BUILDING MARKET VALUE	110,454					
TOTAL MARKET OB/XF VALUE	3,708					
TOTAL LAND VALUE - MARKET	21,300					
TOTAL MARKET VALUE	135,462					
SOH/AGL Deduction	88,661					
ASSESSED VALUE	46,801					
TOTAL EXEMPTION VALUE	HX HB 25,000					
BASE TAXABLE VALUE	21,801					
TOTAL JUST VALUE	135,462					
NCON VALUE	5,279					
INCOME VALUE						
PREVIOUS YEAR MKT VALUE	99,029					
5 YR PRCL CK, PRMT CK FROM THIS YR VERIFIED. DEMO						
PRMT CK, DEMO/PU XFOBS AS FUTURE NEW. ADD/CHG ELMN						
21 PORT FROM BROWARD - YONTZ & PLA						
DEL XFOB LN 3-5						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
B24-00053	CARPORT-CC		01/31/2024			
20000356	MECHANICAL	0	08/06/2020			
18000360	REROOF-CO	0	09/12/2018			
18000576	SHED-CO	0	05/24/2018			
2009493	CPT	0	06/11/2009			
2006900	MH/CO	0	05/25/2006			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1062/0231	1/10/2018	WD	U	I	11	69,900
GRANTOR: SELENE FINANCE LP						
GRANTEE: YONTZ CASSIDY L & P						
1017/0389	11/15/2016	CT	U	I	38	100
GRANTOR: CLERK OF COURT - DEIB						
GRANTEE: SELENE FINANCE LP						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2006;ORIG=0,0] W64 S30 E18 D0.1R18.1 U0.1R27.11 N30 \$						
UOP=[YR=2024;ORIG=-46,30] E18 S12 W18 N12 \$						

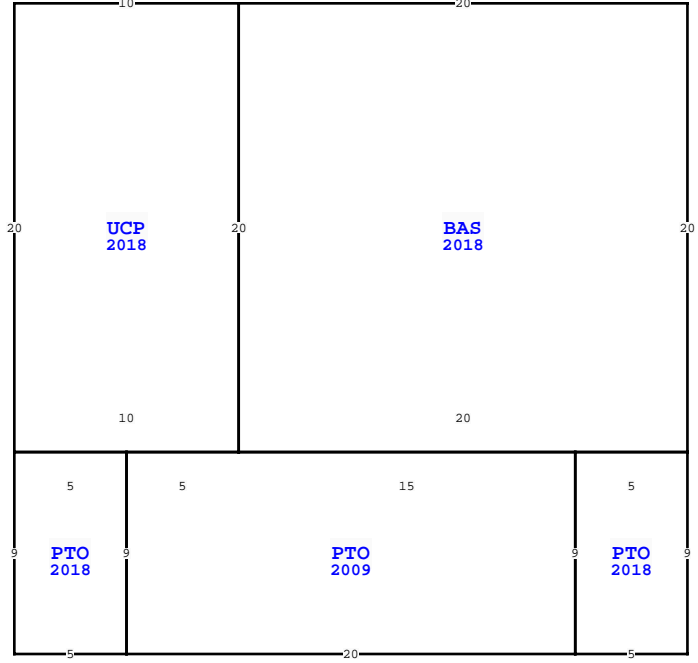
EXTRA FEATURES																	
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0130	FIRE PLACE	0	100	0	0	1.00	UT	1,300.00	1,300.00	100	2006	2006	3	66	858	
2	0700	PORT BLDG	0	100	6	8	48.00	SF	8.00	8.00	100	2006	2006	3	66	253	
16	0213	CONCRETE P	0	100	10	20	200.00	SF	6.00	6.00	100	2024	2006	AV	100	1,200	
17	0375	WOOD WALK	0	100	24	4	96.00	SF	15.00	15.00	100	2024	2022	AV	97	1,397	
18	0055	PORTABLE C	0	100	20	25	500.00	SF	0.00	0.00	100	2024	2022	AV	97	0	
19	0055	PORTABLE C	0	100	20	25	500.00	SF	0.00	0.00	100	2024	2022	AV	97	0	
20	0625	PORT WD UT	0	100	10	16	160.00	SF	0.00	0.00	100	2024	2022	AV	97	0	

TOTAL OB/XF												3,708					
BLD DATE	XF DATE	INC DATE	08/08/2018	FRSR	LGL DATE	LAND DATE	AG DATE	08/08/2018	FRSR								

LAND DESCRIPTION												TOTAL OB/XF												3,708					
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	2.84	AC		1.00	1.00	1.00	7,500.00	7,500.00	21,300												

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	05	STEEL	100
Exterior Wall	27	PREFIN MTL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	13	GALVALUM	100
Interior Wall	07	NONE	100
Interior Floo	03	CONC FINSH	100
Heating Type	01	NONE	100
Air Condition	01	NONE	100
Bedrooms		0	100
Bathrooms		0	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	400	100	2018
PTO	180	5	2009
PTO	45	5	2018
PTO	45	5	2018
UCP	200	20	2018
TOTALS	870		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
3	WKSHP/BARN	100%	- 2023		Heated Area: 400					HX Base Yr 2023	



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 2
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			110,454
TOTAL MARKET OB/XF VALUE			3,708
TOTAL LAND VALUE - MARKET			21,300
TOTAL MARKET VALUE			135,462
SOH/AGL Deduction			88,661
ASSESSED VALUE			46,801
TOTAL EXEMPTION VALUE	HX HB		25,000
BASE TAXABLE VALUE			21,801
TOTAL JUST VALUE			135,462
NCON VALUE			5,279
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			99,029
A/C CARD 1, PU BLDG CARD 2, PU XFOB LN 2, 5 YR PRCL CH, PU CORR TRAV, CHG QUAL, HTTP & XFOB LN 3, PU XFOB LN 4, CORR HTTP & A/C 5 YR PRCL CH, DEL XFOB LN 5-12, CORR DIMENS			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2006901	A/C	0	05/25/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1062/0231	1/10/2018	WD	U	I	11	69,900
GRANTOR: SELENE FINANCE LP						
GRANTEE: YONTZ CASSIDY L & P						
1017/0389	11/15/2016	CT	U	I	38	100
GRANTOR: CLERK OF COURT - DEIB						
GRANTEE: SELENE FINANCE LP						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2018;ORIG=0,0] W20 S20 E20 N20 \$											
UCP=[YR=2018;ORIG=-20,0] W10 S20 E10 N20 \$											
PTO=[YR=2009;ORIG=-20,20] W5 S9 E20 N9 W15 \$											
PTO=[YR=2018;ORIG=-25,20] W5 S9 E5 N9 \$											
PTO=[YR=2018;ORIG=-5,29] E5 N9 W5 S9 \$											

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