

ELEMENT		CD		CONSTRUCTION	
Foundation	07	PIER BLOCK	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	07	VYL PLANK	100		
Heating Type	13	HEAT PUMP	100		
Air Condition	13	HEAT PUMP	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	10.00		1.20/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	2017	1,456	115,161
DCK	20	10	2017	2	158
DCK	20	10	2017	2	158
FSP	176	60	2017	106	8,384
TOTALS	1,672			1,566	123,862

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%	- 2023	89.88	140,752	2017	2017	0	0	12.00	88.00

Heated Area: 1456 HX Base Yr

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			123,862
TOTAL MARKET OB/XF VALUE			6,902
TOTAL LAND VALUE - MARKET			15,300
TOTAL MARKET VALUE			146,064
SOH/AGL Deduction			32,338
ASSESSED VALUE			113,726
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			113,726
TOTAL JUST VALUE			146,064
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			103,387

2023 TRIM RETURNED COA

5 YR PRCL CH

2022 T&P RENEWAL RECD

PRCL 09046-000- IMPROVEMENTS ARE ON BOTH LOTS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000897	SHED-CO	0	09/28/2020
17001664	PORCH/SCREEN RM	0	12/05/2017
17000543	MH-CO	0	04/18/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1365/0789	6/04/2024	WD	Q	I	01	190,000

GRANTOR: SOTO LUIS

GRANTEE: GLORY DON JOSEPH JR

1259/0434	4/05/2022	WD	Q	I	01	160,000
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GRANTOR: CHANEY MELVIN J

GRANTEE: SOTO LUIS & FERNAND

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	0700	PORT BLDG	0	0	10	12			120.00	SF	8.00	2017	2017	3	88	845	
2	0210	CONCRETE D	0	0	0	0			558.00	SF	6.00	2018	2018	3	80	2,678	
3	0055	PORTABLE C	0	0	17	20			340.00	SF	3.00	2018	2018	3	80	816	
4	0625	PORT WD UT	0	0	32	15			480.00	SF	6.00	2020	2020	3	89	2,563	

LAND DESCRIPTION																								
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			60.00	120.00	1.00	LT		1.00	1.00	1.00	7,650.00	7,650.00	7,650							
2	000000	C	VAC RES	0			60.00	120.00	1.00	LT		1.00	1.00	1.00	7,650.00	7,650.00	7,650							