



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	01	WOOD FRAME	100
Frame	02	WOOD FRAME	100
Exterior Wall	26	AL SIDING	100
Roof Structure	01	FLAT	100
Roof Cover	01	MINIMUM	100
Interior Wall	04	PLYWOOD	100
Interior Floor	07	VYL PLANK	100
Heating Type	04	AIR DUCTED	100
Air Condition	02	WINDOW	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Class	00	N/A	100
Units		0	100
Quality	02	BELOW 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
BAS	792	100	2004
DCK	100	10	2005
DCK	64	10	2012
TOTALS	956		808

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		63.84	51,583	1978	1978	0	0	60.00	40.00	
Heated Area: 792 HX Base Yr													
BLD DATE	09/19/2018	RTJT	LGL DATE										
XF DATE	09/19/2018	RTJT	LAND DATE	01/03/2018	JBHC								
INC DATE			AG DATE										

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			20,633
TOTAL MARKET OB/XF VALUE			540
TOTAL LAND VALUE - MARKET			15,300
TOTAL MARKET VALUE			36,473
SOH/AGL Deduction			15,204
ASSESSED VALUE			21,269
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			21,269
TOTAL JUST VALUE			36,473
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			30,177
FR 5 YR CK, CH FLOR			
5 YR PRCL CK, N/C			
CORR AYB/EYB PER TITLE INFO ON RP APP			
RP # 12741192 TITLE # 15590560			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
32384	RENO-MH	0	08/31/2004
30426	SIDING	0	06/24/2003
30114	SWMH	0	04/21/2003

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: JANSRAW 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	0955	PRIVACY FE	0	0	0	0		15.00	100	2008	2008	3	50	540	

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			50.00	100.00	1.00	LT		1.00	1.00	1.00	7,650.00	7,650.00	7,650							
2	000000	C	VAC RES	0			50.00	100.00	1.00	LT		1.00	1.00	1.00	7,650.00	7,650.00	7,650							

BUILDING NOTES													
BAS=[YR=2004] W50 DCK=[YR=2005] N10 W10 S10 E10\$ W16 S12 E43													
DCK=[YR=2012] S8 E8 N8 W8\$ E23 N12\$.													

TOTAL OB/XF														540									
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