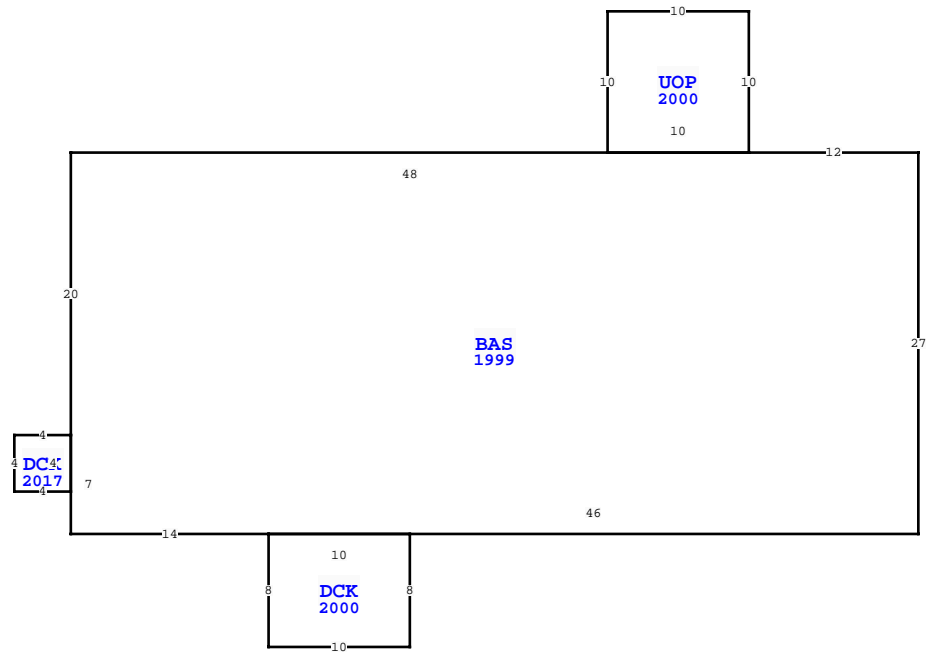


ELEMENT		CD	CONSTRUCTION		
Foundation	01	WOOD	FRAME	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	30	VINYL	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	10	LAMINATED	50		
Interior Floo	14	CARPET	50		
Heating Type	04	AIR DUCTED	100		
Air Condition	03	CENTRAL	100		
Bedrooms		3	100		
Bathrooms		2	100		
Stories	1.	1.	100		
Class	00	N/A	100		
Units		0	100		
Quality	08	FAIR			
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	1,620	100	1999	1,620	102,692
DCK	80	10	2000	8	507
DCK	16	10	2017	2	127
UOP	100	25	2000	25	1,585
TOTALS	1,816			1,655	104,912

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MOBILE HOM	100% - 2022			134,502	1998	2012	0	0	22.00	78.00	Heated Area: 1620 HX Base Yr 2022	



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		104,912	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		15,300	
TOTAL MARKET VALUE		120,212	
SOH/AGL Deduction		36,188	
ASSESSED VALUE		84,024	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		34,024	
TOTAL JUST VALUE		120,212	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		84,148	
5 YR PRCL CK NC FR			
2022 HX APP			
5 YR PRCL CH, PU CORR TRAV			
5 YR PRCL CH, PU FNDN & FRME, CHG QUAL			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
16001020	RE-ROOF-CO	0	10/17/2016
2010353	RE-ROOF-COC	0	05/18/2010
025024	DW MH	0	04/27/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1242/0421	12/10/2021	WD	Q	I	01	95,000
GRANTOR: NIX KODIE L						
GRANTEE: BEARD AMANDA						
1201/0733	3/25/2021	QC	U	I	11	100
GRANTOR: HAWKINS JAMES B JR						
GRANTEE: NIX KODIE L						

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

BLD DATE		09/20/2018	RTSR	LGL DATE	01/03/2018	JBHC
XF DATE		09/20/2018	RTSR	LAND DATE		
INC DATE				AG DATE		

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=1999] W12 UOP=[YR=2000] N10 W10 S10 E10\$ W48 S20													
DCK=[YR=2017] W4 S4 E4 N4\$ S7 E14 DCK=[YR=2000] S8 E10 N8 W10\$ E46 N27\$.													

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			180.00	43.00	1.00	LT		1.00	1.00	1.00	7,650.00	7,650.00	7,650							
2	000000	C	VAC RES	100			50.00	86.00	1.00	LT		1.00	1.00	1.00	7,650.00	7,650.00	7,650							