

BUILDING CHARACTERISTICS	
ELEMENT	CD
Foundation	01 WOOD FRAME 100
Frame	02 WOOD FRAME 100
Exterior Wall	26 AL SIDING 100
Roof Structure	03 GABLE/HIP 100
Roof Cover	01 MINIMUM 100
Interior Wall	04 PLYWOOD 100
Interior Floor	08 SHT VINYL 50
Interior Floor	14 CARPET 50
Heating Type	01 NONE 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	01 MINIMUM
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	840 100 1999 840 14,361
TOTALS	840 840 14,361

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			42.74	35,902	1986	1986	0	0	60.00	40.00	
Heated Area: 840 HX Base Yr													
103 DAKOTA DR, CRAWFORDVILLE													
BLD DATE		09/20/2018		RTJT		LGL DATE				01/03/2018		JBHC	
XF DATE		09/20/2018		RTJT		LAND DATE							
INC DATE						AG DATE							

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		14,361	
TOTAL MARKET OB/XF VALUE		1,246	
TOTAL LAND VALUE - MARKET		19,125	
TOTAL MARKET VALUE		34,732	
SOH/AGL Deduction		23,228	
ASSESSED VALUE		11,504	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		11,504	
TOTAL JUST VALUE		34,732	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		31,784	
2023 TRIM RETURNED UTF			
FR 5 YR CK, PU XFOB 0955 & CORRECT LAND LINES			
OR 1123 P 231 HAS BAD LEGAL SEE SALE NOTES.			
5 YR PRCL CK, N/C			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
025003	MECH	0	04/22/1999
024699	SW MH	0	02/16/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1371/0866	8/01/2024	CT	U	I	18	100
GRANTOR: WRIGHT JOHNEY						
GRANTEE: HOT PEPPER PROPERTI						
1129/0726	10/31/2019	CR	U	I	11	100
GRANTOR: APALACHEE INVESTMENTS						
GRANTEE: WRIGHT JOHNEY						

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	0625	PORT WD UT	0	0	6	8		48.00	SF	6.00	100	2008	2008	3	34	98
2	0955	PRIVACY FE	0	0	0	0		153.00	LF	15.00	100	2008	2008	3	50	1,148
TOTAL OB/XF 1,246																

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1999] W60 S14 E60 N14\$.													

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	0			0.00	0.00	2.00	LT		1.00	1.00	0.75	7,650.00	5,737.50	11,475							
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							