



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
07	PIER BLOCK 100				
02	WOOD FRAME 100				
30	VINYL 100				
03	GABLE/HIP 100				
05	COMP SHNGL 100				
03	DRYWALL 100				
07	VYL PLANK 50				
14	CARPET 50				
13	HEAT PUMP 100				
13	HEAT PUMP 100				
	4 100				
	2 100				
1.	1. 100				
00	N/A 100				
	0 100				
03	AVERAGE				
0200	MOBILE HOME				
4	MKT AREA		10		
10.00		1.20/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,836	100	2002	1,836	117,133
DCK	16	10	2011	2	127
TOTALS	1,852			1,838	117,260

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%	- 2023									
				Heated Area: 1836				HX Base Yr 2023				
<div style="border: 1px solid black; padding: 10px; width: fit-content; margin: 0 auto;"> <p style="text-align: center;">4 DCK 2011</p> <p style="text-align: center;">68</p> <p style="text-align: center;">27</p> <p style="text-align: center;">41</p> <p style="text-align: center;">27</p> <p style="text-align: center;">BAS 2002</p> </div>												
				BLD DATE	10/01/2018	RTJ/T	LGL DATE					
				XF DATE	10/01/2018	RTJ/T	LAND DATE	01/03/2018 JBHC				
				INC DATE								

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		117,260	
TOTAL MARKET OB/XF VALUE		767	
TOTAL LAND VALUE - MARKET		15,300	
TOTAL MARKET VALUE		133,327	
SOH/AGL Deduction		746	
ASSESSED VALUE		132,581	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		82,581	
TOTAL JUST VALUE		133,327	
NCON VALUE		127	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		129,541	
FR 5YR CK 2/27/23 - REVIEWED BY ED - CHG EYB REROO			
FR 5YR CK 2/27/23; PU NEW TRAVERSE			
INCR EYB 2015-2017 PRMT OB21-000647			
DC ELIZABETH MARY BLANKENSHIP OR 1150 P 178			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000647	HVAC-CC	0	12/17/2021
21000974	REROOF MH	0	09/20/2021
28900	DWMH	0	04/12/2002
024828	SW MH	0	03/12/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1254/0772	2/28/2022	WD Q	Q	I	01	152,000
GRANTOR: BALANCE ROOST LLC						
GRANTEE: SELLERS LESLIE						
1222/0360	7/30/2021	WD Q	Q	I	01	18,000
GRANTOR: RENTON JORDAN CHALLIS						
GRANTEE: BALANCE ROOST LLC						

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	2002	2002	3	59	767	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2002;ORIG=0,0] W68 S27 E27 E41 N27 \$	
DCK=[YR=2011;ORIG=-54,-4] E4 S4 W4 N4 \$	

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
1	000201	C	MH	100			50.00	103.00	2.00	LT		1.00	1.00	1.00	7,650.00	7,650.00	15,300							