

LOT 45 HS P-4-M-12  
 1 ACRE IN LOT 45  
 DB 40 P 243 OR 53 P 603

TJOHNSON PROPERTIES LLC  
 3940 WOODVILLE HWY  
 TALLAHASSEE, FL 32305

**2024**

00-00-045-000-09834-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	08	SHT VINYL	50
Interior Floo	14	CARPET	50
Heating Type	02	CONVECTION	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	08	FAIR	
DOR CODE	0200	MOBILE HOME	
MAP NUM	4	MKT AREA	08
NEIGHBORHOOD/LOC	000	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,064	100	2008
DCK	160	10	2008
TOTALS	1,224		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	MOBILE HOM	0%	- 2024		62.06	67,025	1996	1996	0	0	47.00	53.00
Heated Area: 1064 HX Base Yr												
BLD DATE	05/14/2019	FRJT	LGL DATE	05/14/2019	FRJT	AG DATE	05/14/2019	FRJT				

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE	35,523		
TOTAL MARKET OB/XF VALUE	268		
TOTAL LAND VALUE - MARKET	10,000		
TOTAL MARKET VALUE	45,791		
SOH/AGL Deduction	0		
ASSESSED VALUE	45,791		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	45,791		
TOTAL JUST VALUE	45,791		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	36,726		
2023 TRIM RTND, UTF			
CERTIFIED MAIL RTND UTF.			
2023H3 REMOVE HX VACANT &FOR SALE PER ED DN			
HX - H3 PLACED UNDER NOTC FOR QUESTIONNAIRE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
024765	MECH	0	03/02/1999
024606	SW MH	0	01/25/1999
023385	SHIP	0	03/24/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE	
1326/0750	8/24/2023	WD Q	I	01	27,300	
GRANTOR: POOLE SR, MCFARLANE, PO						
GRANTEE: TJOHNSON PROPERTIES						
0919/0492	8/21/2013	OR U	I	18	100	
GRANTOR: DONALDSON LOUISE ESTA						
GRANTEE: POOLE SR, MCFARLANE,						

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	0080	4' CHAINLI	0	0	0	60.00	LF	13.00	13.00	100	1980	1980	3	20	156	
2	0940	OPEN SHED	0	0	10	140.00	SF	4.00	4.00	100	2002	2002	3	20	112	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2008] W76 S14 E44 DCK=[YR=2008] S8 E20 N8 W20\$ E32 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	1.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,000							