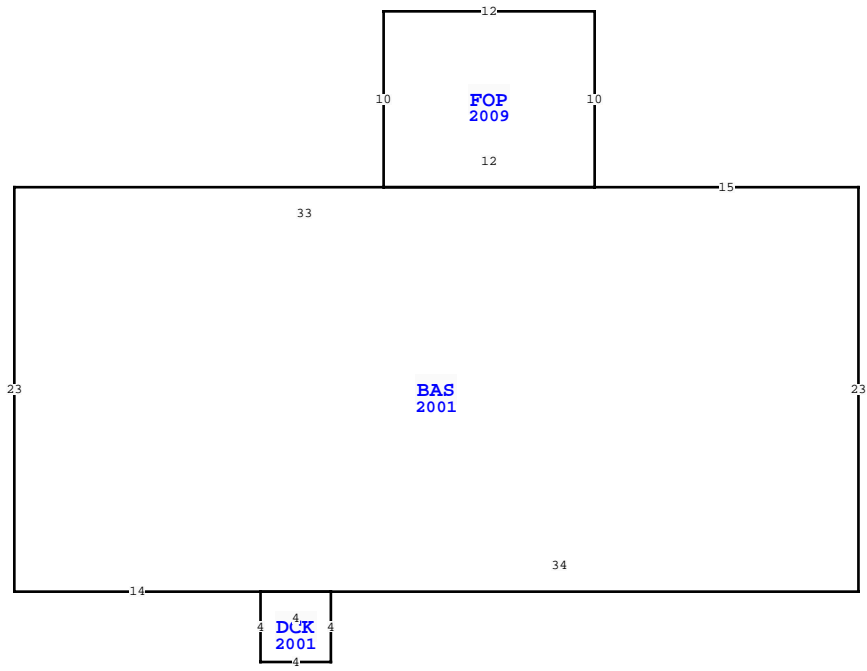


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
07	PIER BLOCK 100				
02	WOOD FRAME 100				
30	VINYL 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
14	CARPET 80				
08	SHT VINYL 20				
13	HEAT PUMP 100				
13	HEAT PUMP 100				
	3 100				
2	100				
1.	1. 100				
00	N/A 100				
01	FIREPLACE 100				
	0 100				
03	AVERAGE				
0200	MOBILE HOME				
3	MKT AREA	10			
000	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100	2001	1,104	58,279
DCK	16	10	2001	2	105
FOP	120	35	2009	42	2,217
TOTALS	1,240			1,148	60,601

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		77.63	89,119	2001	2007	0	0	32.00	68.00
			Heated Area: 1104			HX Base Yr 2023					



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		60,601	
TOTAL MARKET OB/XF VALUE		1,546	
TOTAL LAND VALUE - MARKET		9,600	
TOTAL MARKET VALUE		71,747	
SOH/AGL Deduction		13,966	
ASSESSED VALUE		57,781	
TOTAL EXEMPTION VALUE		HX HB 32,781	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		71,747	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		56,098	
5 YR PRCL CK, DEMO XFOB			
5YR CK NC FR			
INCR EYB 2001-2003 HVAC-CC 6-2022			
PROP IN AUG 2022; NEW OWNERS			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB22-000387	HVAC-CC	0	06/13/2022
18000258	REROOF-CO	0	06/27/2018
027805	MECH	0	05/22/2001
027778	DWMH	0	05/15/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1279/0635	8/17/2022	WD Q	Q	I	01	105,000
GRANTOR: BOWER MARY & NICHOLS						
GRANTEE: TIMMONS LAMAR & GAR						
1261/0142	4/19/2022	SA U	I	30		100
GRANTOR: SMITH LINDA						
GRANTEE: BOWER MARY						

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	
2	0700	PORT BLDG	0	100	8	10			80.00	SF	0.00	100	2001	2001	3	58	0
3	0955	PRIVACY FE	0	100	0	0			24.00	LF	15.00	100	2015	2015	3	83	299
4	0080	4' CHAINLI	0	100	0	0			93.00	LF	13.00	100	2017	2017	3	76	919
5	0955	PRIVACY FE	0	100	0	0			24.00	LF	15.00	100	2017	2017	3	91	328

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	100			0.00	0.00	0.64	AC		1.00	1.00	1.00	15,000.00	15,000.00	9,600							