



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
07	PIER BLOCK 100				
02	WOOD FRAME 100				
30	VINYL 100				
03	GABLE/HIP 100				
13	GALVALUM 100				
05	DRYWALL 100				
08	SHT VINYL 50				
14	CARPET 50				
13	HEAT PUMP 100				
13	HEAT PUMP 100				
	3 100				
	2 100				
1.	1. 100				
00	N/A 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	1993	1,104	64,336
DCK	32	10	2024	3	175
TOTALS	1,136			1,107	64,510

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		78.75	87,176	1989	2010	0	0	26.00	74.00	Heated Area: 1104 HX Base Yr 2023	
BLD DATE 03/02/2015 FRSR LGL DATE 06/19/2018 FRSR XF DATE 03/02/2015 FRSR LAND DATE AG DATE INC DATE													

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		64,510	
TOTAL MARKET OB/XF VALUE		5,048	
TOTAL LAND VALUE - MARKET		15,000	
TOTAL MARKET VALUE		84,558	
SOH/AGL Deduction		37,056	
ASSESSED VALUE		47,502	
TOTAL EXEMPTION VALUE		25,000	
BASE TAXABLE VALUE		22,502	
TOTAL JUST VALUE		84,558	
NCON VALUE		4,174	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		42,066	
REVIEWED HOME FROM SALE NOTES TWO YEARS AGO, MAJOR			
5 YR PRCL CK, CHG A/C, PU XFOB			
2023 FR 5YR CK; PU TRAV & XFOB; CHG XFOB			
ADDRESS & NAME CLEAN UP, RMVD DUPLICATES, PUT ADDR			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1283/0233	9/07/2022	WD	U	I	30	140,000
GRANTOR: LOGAN PROPERTY MANAGE						
GRANTEE: LOGAN SETH A & SCAR						
1258/0103	3/25/2022	WD	Q	I	01	90,000
GRANTOR: NELSON AMANDA						
GRANTEE: LOGAN PROPERTY MANA						

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	100	0	0			625.00	LF	13.00	100	1993	3	20	1,625		
2	0700	PORT BLDG	0	100	13	10			130.00	SF	0.00	100	2011	2011	3	76	0	
5	0940	OPEN SHED	0	100	12	16			192.00	SF	4.00	100	2024	2022	AV	97	745	
6	0080	4' CHAINLI	0	100	0	0			206.00	LF	13.00	100	2024	2023		100	2,678	
														TOTAL OB/XF 5,048				

BUILDING NOTES													
BAS=[YR=1993;ORIG=0,0] W48 S23 E48 N23 \$ DCK=[YR=2024;ORIG=-18,23] S4 E8 N4 W8 \$													

BUILDING DIMENSIONS													
BAS=[YR=1993;ORIG=0,0] W48 S23 E48 N23 \$ DCK=[YR=2024;ORIG=-18,23] S4 E8 N4 W8 \$													

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	15,000.00	15,000.00	15,000							