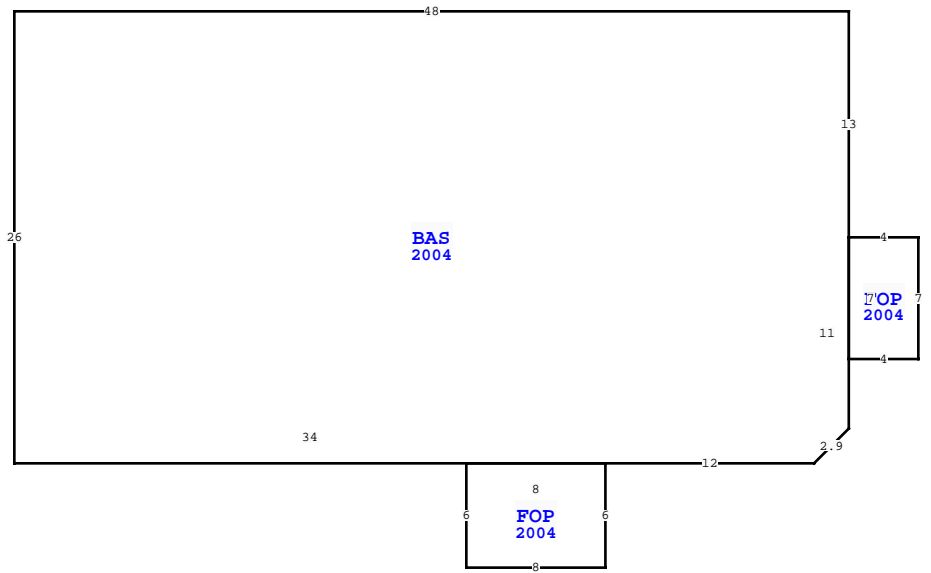


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
01	WOOD FRAME 100				
02	WOOD FRAME 100				
03	VINYL 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
08	SHT VINYL 100				
13	HEAT PUMP 100				
13	HEAT PUMP 100				
1.1	1.100				
00	N/A 100				
0	0 100				
03	AVERAGE				
0200	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	1,246	100	2004	1,246	72,794
FOP	28	35	2004	10	584
FOP	48	35	2004	17	993
TOTALS	1,322			1,273	74,371

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0200	02	1,273	107.0000	74.90	95,348	2004	2012	0	0	22.00	78.00
1 MOBILE HOM 100% - 2013 Heated Area: 1246 HX Base Yr 2013											



WAKULLA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		74,371	
TOTAL MARKET OB/XF VALUE		1,742	
TOTAL LAND VALUE - MARKET		24,000	
TOTAL MARKET VALUE		100,113	
SOH/AGL Deduction		24,993	
ASSESSED VALUE		75,120	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		25,120	
TOTAL JUST VALUE		100,113	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		72,932	

5 YR PRCL CK, CHG EYB MH AND XFOB, GATE LOCKED			
CH UNIT TYPE XFOB LN 1			
COMCAST POWER SUPPLY - 42 KIRKLAND DR			
CHG ADD.FWD WAS FOR SON ONLY REBECCA 545-4076			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB23-000612	RE-ROOF/SHINGLES-		12/05/2023
16000307	ELEC	0	04/01/2016
2011871	REROOF	0	12/27/2011
31685	DWMH NEW	0	04/18/2004
20914	N/A	0	05/20/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0896/0233	12/12/2012	WD	Q	I	01	68,500
GRANTOR: RYAN CHRISTINE						
GRANTEE: ROZAR REBECCA						
0567/0062	11/19/2004	WD	U	I		100
GRANTOR: BRADER						
GRANTEE: BRADER/RYAN						

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	300.00	LF	13.00	13.00	100	1980	1980	3	20	780	
2	0050	CARPORT UN	0	100 18 9	162.00	SF	9.00	9.00	100	2000	2000	3	66	962	
3	0700	PORT BLDG	0	100 0 0	2.00	SF	0.00	0.00	100	1980	1980	3	20	0	

TOTAL OB/XF										1,742														
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				190.00	207.00	3.00	LT		1.00	1.00	0.80	10,000.00	8,000.00	24,000							

BUILDING NOTES									
BAS=[YR=2004] W48 S26 E34 FOP=[YR=2004] W8 S6 E8 N6\$ E12 R2 U2 N11 FOP=[YR=2004] S7 E4 N7 W4\$ N13\$.									

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				190.00	207.00	3.00	LT		1.00	1.00	0.80	10,000.00	8,000.00	24,000							