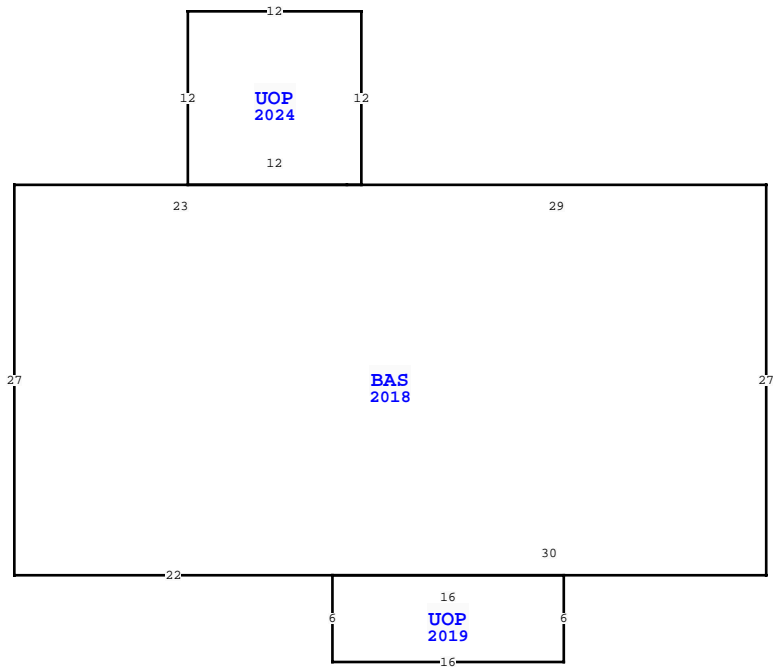


ELEMENT		CD	BUILDING CHARACTERISTICS		CONSTRUCTION	
Foundation	03		CONCR	STEM	100	
Frame	02		WOOD	FRAME	100	
Exterior Wall	30		VINYL	100		
Roof Structur	03		GABLE/HIP	100		
Roof Cover	03		COMP	SHNGL	100	
Interior Wall	05		DRYWALL	100		
Interior Floor	14		CARPET	100		
Heating Type	13		HEAT PUMP	100		
Air Condition	13		HEAT PUMP	100		
Bedrooms			3	100		
Bathrooms			2	100		
Stories	1.1		1.100			
Class	00		N/A	100		
Units			0	100		
Quality	03		AVERAGE			
DOR CODE	0200		MOBILE HOME			
MAP NUM	3		MKT AREA	10		
NEIGHBORHOOD/LOC	000		1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	
BAS	1,404	100	2018	1,404	106,909	
UOP	96	25	2019	24	1,828	
UOP	144	25	2024	36	2,741	
TOTALS	1,644			1,464	111,478	

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%	- 2019	77.70	113,753	2018	2022	0	0	2.00	98.00	Heated Area: 1404 HX Base Yr 2019	



UOP 2024  
BAS 2018  
UOP 2019

BLD DATE	11/14/2019	FRSR	LGL DATE	
XF DATE	11/14/2019	FRSR	LAND DATE	11/14/2019
INC DATE			AG DATE	

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY		STANDARD				
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE		111,478				
TOTAL MARKET OB/XF VALUE		1,545				
TOTAL LAND VALUE - MARKET		10,000				
TOTAL MARKET VALUE		123,023				
SOH/AGL Deduction		29,579				
ASSESSED VALUE		93,444				
TOTAL EXEMPTION VALUE		50,000		HX HB		
BASE TAXABLE VALUE		43,444				
TOTAL JUST VALUE		123,023				
NCON VALUE		2,742				
INCOME VALUE						
PREVIOUS YEAR MKT VALUE		90,792				
ADDED +4 (2022) TO EYB FOR RECENT 2020 ROOF OVER						
5 YR PRCL CK, CHG TRAV DCK TO UOP, A/C, FOUNDATION						
5 YR PRCL CH, PU CORR TRAV, PU XFOB LN 4						
COA PER NCOA TRIM REPORT						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
19001581	ROOF OVER-CO	0	12/19/2019			
19001417	DECK	0	10/22/2019			
19001375	DECK-CO	0	10/09/2019			
18000432	ELECTRIC	0	04/17/2018			
18000429	MOBILE HOME-CO	0	04/17/2018			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1054/0817	11/27/2017	WD	Q	V	01	22,000
GRANTOR: BLUE STAR TURN KEY SE						
GRANTEE: WHITLEY NENA KAY						
1054/0815	10/30/2017	DF	U	V	11	100
GRANTOR: BENNETT BETTER HOMES						
GRANTEE: BLUE STAR TURN KEY						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2018;ORIG=0,0] W29 W23 S27 E22 E30 N27 \$						
UOP=[YR=2019;ORIG=-30,27] S6 E16 N6 W16 \$						
UOP=[YR=2024;ORIG=-40,-12] E12 S12 W12 N12 \$						

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	0040	CARPORT FI	0	100	16	10	160.00	SF	12.00	12.00	100	1990	1990	3	47	902	
2	0210	CONCRETE D	0	100	0	0	152.00	SF	6.00	6.00	100	1990	1990	3	20	182	
3	0700	PORT BLDG	0	100	12	14	168.00	SF	0.00	0.00	100	1990	1990	3	47	0	
4	0955	PRIVACY FE	0	100	0	0	32.00	LF	15.00	15.00	100	2019	2019	3	96	461	

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		RSU1	158.00	322.00	1.00	LT		1.00	1.00	1.00	10,000.00	10,000.00	10,000							