



ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
07	PIER BLOCK 100		
02	WOOD FRAME 100		
30	VINYL 100		
03	GABLE/HIP 100		
12	MODULAR MT 100		
05	DRYWALL 100		
10	LAMINATED 70		
14	CARPET 30		
13	HEAT PUMP 100		
13	HEAT PUMP 100		
2	100		
1.	1.100		
00	N/A 100		
	0 100		
03	AVERAGE		
0200	MOBILE HOME		
3	MKT AREA	10	
14.00	1.25/		
BAS	1,248	100	2003
FSP	128	60	2018
UOP	128	25	2022
TOTALS	1,504		1,357
			91,159

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% - 2013		98.79	134,058	2003	2007	0	0	32.00	68.00
Heated Area: 1248 HX Base Yr 2013											
BLD DATE	11/13/2017	MMSR	LGL DATE	11/13/2017	MMSR						
XF DATE	11/13/2017	MMSR	LAND DATE	11/13/2017	MMSR						
INC DATE			AG DATE								

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	91,159		
TOTAL MARKET OB/XF VALUE	240		
TOTAL LAND VALUE - MARKET	12,000		
TOTAL MARKET VALUE	103,399		
SOH/AGL Deduction	53,310		
ASSESSED VALUE	50,089		
TOTAL EXEMPTION VALUE	25,089		
BASE TAXABLE VALUE	25,000		
TOTAL JUST VALUE	103,399		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	64,858		
5 YR PRCL CK, CHG XFOB 0625 TO 0700 NO Value, CHG			
EYB UPDATED FROM 2003 TO 2007 FOR NEW ROOF			
FR 5YR CK; PU NEW TRAV; CH RCVR; CH XFOB CODE			
CORR FLOOR, PU XFOB LN 2			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000348	ROOF OVER-CO	0	04/23/2020
30387	A/C	0	06/13/2003
30301	DWMH	0	05/22/2003
024889	MECH	0	03/26/1999
024745	DW MH	0	02/25/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0888/0823	9/05/2012	WD U	I	I	18	31,000
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: DUNCAN JUSTIN						
0879/0060	2/09/2012	WD U	I	I	12	100
GRANTOR: PNC MORTGAGE						
GRANTEE: SECRETARY OF HOUSING						

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	0955	PRIVACY FE	0	100	0	0			15.00	100	2004	2004	3	10	240	
2	0625	PORT WD UT	0	100	10	10			0.00	100	2012	2012	3	52	0	
TOTAL OB/XF 240																

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2003] W36 UOP=[YR=2022] N8 W16 S8 E16\$ W16 S24 E24 FSP=[YR=2018] S8 E16 N8 W16\$ E28 N24\$.

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			75.00	100.00	1.00	LT		1.00	1.00	1.00	12,000.00	12,000.00	12,000							