

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
01	WOOD FRAME 100				
02	WOOD FRAME 100				
30	VINYL 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
07	VYL PLANK 100				
04	AIR DUCTED 100				
03	CENTRAL 100				
4	100				
2	100				
1.1	1.100				
00	N/A 100				
01	FIREPLACE 100				
	0 100				
03	AVERAGE				
0200	MOBILE HOME				
3	MKT AREA	10			
14.00	1.25/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,921	100	1998	1,921	151,779
DCK	42	10	1998	4	316
DCK	300	10	2010	30	2,370
TOTALS	2,263			1,955	154,465

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0200	02	1,955	107.5000	94.06	183,887	1997	2015	0	0	16.00	84.00		
1 MOBILE HOM 100% - 2023 Heated Area: 1921 HX Base Yr 2023													

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		154,465	
TOTAL MARKET OB/XF VALUE		1,890	
TOTAL LAND VALUE - MARKET		12,000	
TOTAL MARKET VALUE		168,355	
SOH/AGL Deduction		56,340	
ASSESSED VALUE		112,015	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		62,015	
TOTAL JUST VALUE		168,355	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		108,752	
5 YR PRCL CK, CHG FOUNDATION TO #7, CHG XFOB 0625			
INCR EYB 1997-2001 PRMT OB21-000015			
5 YR PRCL CH, CHG FLOOR, CHG QUAL			
CORR TRAV, PU XFOB LN 1-4			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB21-000015	RE ROOF-CO	0	01/13/2021
18000333	PLUMBING	0	08/24/2018
22818	N/A	0	10/10/1997
22921	N/A	0	10/10/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1277/0782	8/04/2022	WD	Q	I	01	166,000
GRANTOR: CHANDLER KAREN						
GRANTEE: FIJALKOWSKI KYLE						
0981/0446	9/24/2015	WD	U	I	11	0
GRANTOR: WALKERS MARY GRIMES F						
GRANTEE: CHANDLER KAREN						

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	0955	PRIVACY FE	0	100	0	252.00	LF	15.00	15.00	100	2008	2008	3	50	1,890	
3	0700	PORT BLDG	0	100	20	200.00	SF	0.00	0.00	100	1998	1998	3	55	0	
4	0700	PORT BLDG	0	100	12	96.00	SF	0.00	0.00	100	1998	1998	3	55	0	
TOTALS														1,890		

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			150.00	100.00	1.00	LT		1.00	1.00	1.00	12,000.00	12,000.00	12,000							