

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	01	WOOD FRAME	100
Frame	02	WOOD FRAME	100
Exterior Wall	30	VINYL	100
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	11	CLAY TILE	30
Heating Type	04	AIR DUCTED	100
Air Condition	03	CENTRAL	100
Bedrooms		4	100
Bathrooms		2	100
Stories	1.	1.	100
Class	00	N/A	100
Units		0	100
Quality	08	FAIR	
DOR CODE	0200	MOBILE HOME	
MAP NUM	3	MKT AREA	10
NEIGHBORHOOD/LOC	13.00	1.25/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,782	100	1999
DCK	264	10	1999
FSP	180	60	1999
TOTALS	2,226		

MARKET ADJUSTMENTS																																					
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																										
0200	02	1,916	102.1500	89.38	171,252	1999	1999	0	0	44.00	56.00																										
1 MOBILE HOM 0% - 0 Heated Area: 1782 HX Base Yr																																					
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WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				95,901		
TOTAL MARKET OB/XF VALUE				1,496		
TOTAL LAND VALUE - MARKET				24,000		
TOTAL MARKET VALUE				121,397		
SOH/AGL Deduction				27,452		
ASSESSED VALUE				93,945		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				93,945		
TOTAL JUST VALUE				121,397		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				85,405		
5 YR PRCL CK, CHG EYB 1999 TO 2007, QUAL FAIR TO A						
5 YR PRCL CH, DEL XFOB LN 3						
COA PER OWNER IN OFFICE						
COA COOWNER BERN PEARSON IN OFFICE						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
2014248	MECH	0	03/28/2014			
2012482	RE-ROOF	0	07/20/2012			
255809	MECH	0	10/18/1999			
25048	DW MH	0	04/29/1999			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1026/0265	2/07/2017	QC	U	I	11	100
GRANTOR: PEARSON INGRID H AS T						
GRANTEE: MORNING LARK LLC						
0987/0453	12/15/2015	WD	Q	I	01	58,500
GRANTOR: BOYKIN DAVID L & SHEL						
GRANTEE: PEARSON INGRID H AS						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=1999] W17 DCK=[YR=1999] N12 W22 FSP=[YR=1999] W15 S12 E15 N12 \$ S12 E22 \$ W49 S27 E66 N27 \$.						

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	0130	FIRE PLACE	0	0	0	0	1.00	UT	1,300.00	1,300.00	100	1999	1999	3	56	728					
2	0700	PORT BLDG	0	0	12	10	120.00	SF	8.00	8.00	100	2013	2013	3	80	768					
3	0635	PORT MTL U	0	0	10	8	80.00	SF	0.00	0.00	100	2000	2000	3	20	0					
TOTALS														2,226		1,916	95,901				

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	0					1.00	LT		1.00	1.00	2.00	12,000.00	24,000.00	24,000							