

ELEMENT		CD	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 Floo	14	CARPET	80		
Interior Floo	08	SHT	VINYL	20	
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	03	AVERAGE			
DOR CODE	0200	MOBILE HOME			
MAP NUM	5	MKT AREA		08	
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100	2006	2,356	119,079
DCK	384	10	2007	38	1,921
DCK	95	10	2016	10	506
FOP	192	35	2016	67	3,386
FSP	348	60	2016	209	10,563
UST	36	55	2016	20	1,011
TOTALS	3,411			2,700	136,466

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% - 2021		76.58	206,766	2006	2006	0	0	34.00	66.00

Heated Area: 2356 HX Base Yr 2021

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 2	
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	136,466		
TOTAL MARKET OB/XF VALUE	21,110		
TOTAL LAND VALUE - MARKET	16,500		
TOTAL MARKET VALUE	174,076		
SOH/AGL Deduction	36,036		
ASSESSED VALUE	138,040		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	88,040		
TOTAL JUST VALUE	174,076		
NCON VALUE	2,394		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	136,229		
FR 5YR CK 1/12/23; PU/DEMO XFOBS			
12-15, DEL XFOB LN 16			
5 YR PRCL CK, CHG CODE XFOB LN 3, PU XFOB LN			
WARREN PORTED 2020 VALUES/09901-H06/2021			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24-000662	MH		08/08/2024
19001181	REROOF-CO	0	08/14/2019
15000909	SCREAM ROOM-CO	0	11/03/2015
20051834	DWMH	0	11/10/2005
024522	BLDG	0	01/05/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1343/0595	1/12/2024	QC	U	I	11	100
GRANTOR: CAPELLE BRYAN & COOPE						
GRANTEE: TZINTZON JOSE M						
1225/0185	8/20/2021	QC	U	I	11	100
GRANTOR: CAPELLE BRYAN						
GRANTEE: CAPELLE BRYAN & COO						

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	0140	FIRE PLACE	0	100	0	1.00	UT	1,900.00	1,900.00	100	2006	2006	3	66	1,254	
2	0955	PRIVACY FE	0	100	0	229.00	LF	15.00	15.00	100	2007	2007	3	40	1,374	
4	0210	CONCRETE D	0	100	64	1,600.00	SF	6.00	6.00	100	2012	2012	3	52	4,992	
5	0210	CONCRETE D	0	100	117	1,053.00	SF	6.00	6.00	100	2013	2013	3	57	3,601	
6	0210	CONCRETE D	0	100	70	770.00	SF	6.00	6.00	100	2013	2013	3	57	2,633	
7	0211	CONCRETE W	0	100	54	162.00	SF	6.00	6.00	100	2013	2013	3	57	554	
8	0213	CONCRETE P	0	100	8	48.00	SF	6.00	6.00	100	2013	2013	3	100	288	
9	0955	PRIVACY FE	0	100	0	51.00	LF	15.00	15.00	100	2014	2014	3	79	604	
10	0620	WOOD UTL B	0	100	20	240.00	SF	6.00	6.00	100	2014	2014	3	62	893	
11	0955	PRIVACY FE	0	100	0	154.00	LF	15.00	15.00	100	2016	2016	3	87	2,010	

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	16,500.00	16,500.00	16,500							

LAND DESCRIPTION																								
TOTAL OB/XF												18,203												
1	000201	C	MH	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	16,500.00	16,500.00	16,500							

