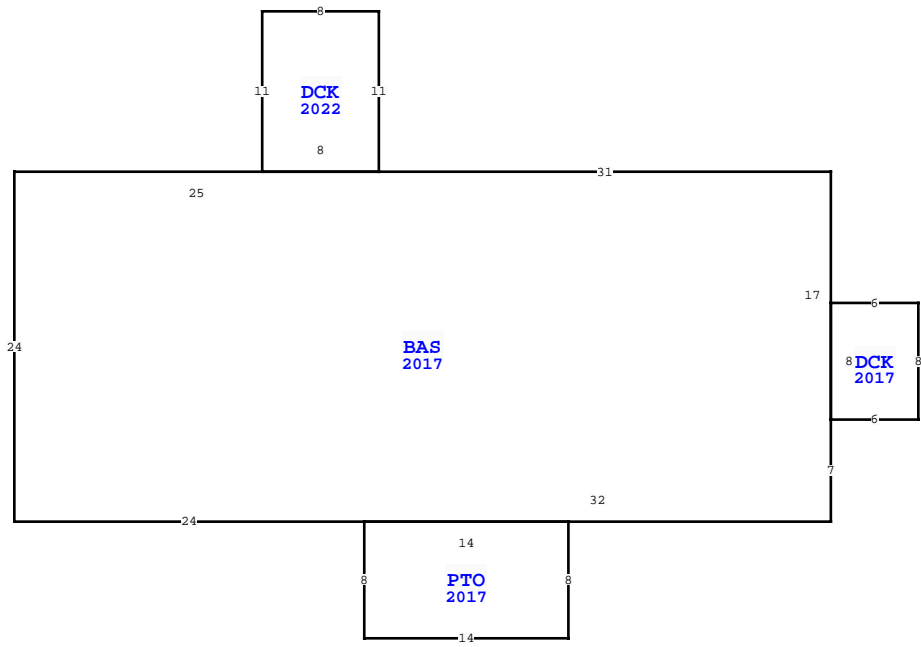




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	01	WOOD FRAME	100
Frame	02	WOOD FRAME	100
Exterior Wall	30	VINYL	100
Roof Structure	01	FLAT	100
Roof Cover	01	MINIMUM	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	60
Interior Floor	05	ASPH TILE	40
Heating Type	03	FORCED AIR	100
Air Condition	03	CENTRAL	100
Bedrooms		0	100
Bathrooms		2	100
Stories	1.	1.	100
Class	00	N/A	100
Units		0	100
Quality	08	FAIR	
DOR CODE	2820 RV PARK/CAMPGROUND		
MAP NUM	5	MKT AREA	08
NEIGHBORHOOD/LOC	000	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,344	100	2017
DCK	48	10	2017
DCK	88	10	2022
PTO	112	5	2017
TOTALS	1,592		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HOM	0%	- 2024	68.54	93,489	2000	2008	0	0	30.00	70.00
Heated Area: 1344 HX Base Yr											



WAKULLA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			65,442
TOTAL MARKET OB/XF VALUE			714,415
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			779,857
SOH/AGL Deduction			0
ASSESSED VALUE			779,857
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			779,857
TOTAL JUST VALUE			779,857
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			767,351

5YR PRCL CK NC
CREATED FROM 11586-000 PER PB 6 P 29
NEW PRCL LOT 2 GREENS OF WAKULLA SUB # 421

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24-000503	INSTALL 3 SHEDS		05/16/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1278/0796	8/15/2022	WD Q	Q	I	01	825,000
GRANTOR: WILDWOOD COUNTRY CLUB						
GRANTEE: BLUE COLLAR CAPITAL						
1020/0735	12/15/2016	WD Q	Q	I	01	1,000,000
GRANTOR: VALLEY PINES GOLF CLU						
GRANTEE: WILDWOOD COUNTRY CL						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2017] W31DCK=[YR=2022] N11W8S11E8S W25 S24 E24	
PTO=[YR=2017] S8E14 N8 W14S E32 N7 DCK=[YR=2017] E6N8W6S8S N17S.	

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	2811	RV SITE AV	0	0	0	0	51.00	UT	10,400.00	10,400.00	100	2017	2017	3	99	525,096	
2	2812	RV SITE LO	0	0	0	0	24.00	UT	7,400.00	7,400.00	100	2017	2017	3	99	175,824	
3	2813	RV SITE CH	0	0	0	0	1.00	UT	4,400.00	4,400.00	100	2017	2017	3	99	4,356	
4	0933	PAVILION F	0	0	48	32	1,536.00	SF	7.00	7.00	100	2019	2019	3	85	9,139	

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	002820	C	RV PARK	0		PUD	0.00	0.00	11.86	AC		1.00	1.00	1.00	0.00	0.00	0							