

ELEMENT		CD	CONSTRUCTION		
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	08	SHT VINYL	100		
Heating Type	04	AIR DUCTED	100		
Air Condition	03	CENTRAL	100		
Bedrooms		3	100		
Bathrooms		2	100		
Stories	1.	1.	100		
Class	00	N/A	100		
Units		0	100		
Quality	03	AVERAGE			
DOR CODE	5000	IMPRVD AG RES			
MAP NUM	4	MKT AREA	08		
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,984	100	2004	1,984	91,272
DCK	36	10	2004	4	184
UOP	768	25	2004	192	8,833
UOP	188	25	2024	47	2,162
TOTALS	2,976			2,227	102,451

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0200	02	2,227	106.0000	74.20	165,243	2004	2004	0	0	0	38.00	62.00	
2 MOBILE HOM 100% - 0 Heated Area: 1984 HX Base Yr													
BLD DATE 03/26/2018 MMTF LGL DATE 03/26/2018 MMTF XF DATE 03/26/2018 MMTF AG DATE 03/26/2018 MMTF INC DATE													

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VALUATION SUMMARY						
VALUATION BY		STANDARD				
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE		102,451				
TOTAL MARKET OB/XF VALUE		11,649				
TOTAL LAND VALUE - MARKET		114,975				
TOTAL MARKET VALUE		132,366				
SOH/AGL Deduction		42,814				
ASSESSED VALUE		89,552				
TOTAL EXEMPTION VALUE		50,000		HX HB		
BASE TAXABLE VALUE		39,552				
TOTAL JUST VALUE		229,075				
NCON VALUE		6,180				
INCOME VALUE						
PREVIOUS YEAR MKT VALUE		100,486				
FR 5YR CK, PU NEW TRAV UOP, PU XFOBS 7/3/23						
2022 AG RENEWAL RECD						
2021 AG RENEWAL RETURNED						
PU XFOB LN 8-10						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
2012238	MH SETUP-CO	0	04/25/2012			
2009663	CARPORT-CO	0	08/06/2009			
2006906	A/C	0	05/25/2006			
2006698	MH	0	04/21/2006			
31507	PORCH	0	03/15/2004			
31274	A/C	0	01/29/2004			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1352/0164	2/03/2024	QC	U	I	14	100
GRANTOR: PORTER ALBERT I						
GRANTEE: PORTER BOB DEWAYNE						
0513/0296	11/14/2003	WD	U	I		100
GRANTOR: PORTER ALBERT I						
GRANTEE: PORTER ALBERT I & T						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2004;ORIG=0,12] W64 S31 E32 E32 N31 \$						
UOP=[YR=2004;ORIG=0,0] W64 S12 E64 N12 \$						
DCK=[YR=2004;ORIG=-32,43] S6 E6 N6 W6 \$						
UOP=[YR=2024;ORIG=0,-4] W47 S4 E47 N4 \$						

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	0625	PORT WD UT	0	100	0	0			616.00	SF	0.00	0.00	100	1980	1980	3	20	0	
2	0130	FIRE PLACE	0	100	0	0			1.00	UT	1,300.00	1,300.00	100	2004	2004	3	62	806	
3	0955	PRIVACY FE	0	100	0	0			112.00	LF	15.00	15.00	19.99	2005	2005	3	0.01	0	
4	0055	PORTABLE C	0	100	20	20			400.00	SF	0.00	0.00	100	2009	2009	3	39	0	
5	0700	PORT BLDG	0	100	20	15			300.00	SF	0.00	0.00	100	2009	2009	3	72	0	
6	0900	MH SITE	0	100	0	0			1.00	UT	5,000.00	5,000.00	100	1998	1998	3	100	5,000	
7	0210	CONCRETE D	0	100	39	20			780.00	SF	6.00	6.00	100	2009	2009	3	39	1,825	
8	0055	PORTABLE C	0	100	20	20			400.00	SF	0.00	0.00	50	2013	2013	3	50	0	
9	0055	PORTABLE C	0	100	40	18			720.00	SF	0.00	0.00	50	2017	2017	3	50	0	
18	0605	PORT VINYL	0	100	7	7			49.00	SF	0.00	0.00	100	2024	2021	AV	93	0	

LAND DESCRIPTION														TOTAL OB/XF 7,631										
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	000210	C	MH RURAL	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	15,000							
2	005500	A	TIMBER 2 PLA	0			0.00	0.00	8.33	AC		1.00	1.00	1.00	200.00	200.00	1,666							
3	005500	A	TIMBER 2 PLA	0			0.00	0.00	7.50	AC		1.00	1.00	1.00	200.00	200.00	1,500							
4	005996	A	AG WETLAND	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	100.00	100.00	100							

