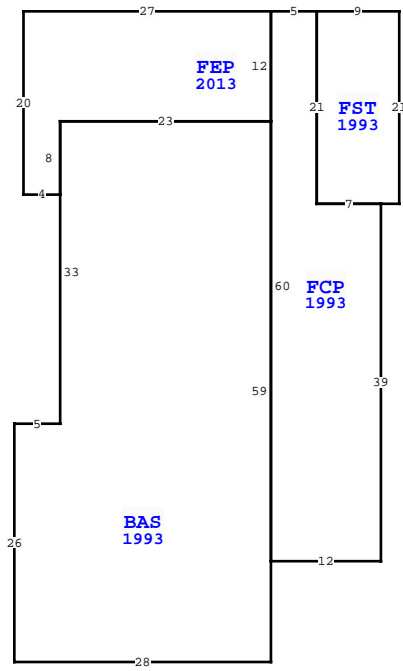




ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
01	WOOD FRAME 100		
02	WOOD FRAME 100		
26	AL SIDING 100		
03	GABLE/HIP 100		
13	GALVALUM 60		
12	MODULAR MT 40		
04	PLYWOOD 100		
07	VYL PLANK 50		
11	CLAY TILE 50		
04	AIR DUCTED 100		
03	CENTRAL 100		
2	100		
2	100		
1.	1. 100		
PV	PV GRD 100		
0	100		
03	AVERAGE		
0200	MOBILE HOME		
4	06		
122.100	1.45/		
BAS	1,487	100	1993
FCP	573	25	1993
FEP	356	85	2013
FST	189	65	1993
TOTALS	2,605		2,056

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0200	02	2,056	203.6100	206.66	424,893	1978	1988		8	0	55.00
1 MOBILE HOM 100% - 2023 Heated Area: 1790 HX Base Yr 2023											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		157,210	
TOTAL MARKET OB/XF VALUE		1,710	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		243,920	
SOH/AGL Deduction		25,575	
ASSESSED VALUE		218,345	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		168,345	
TOTAL JUST VALUE		243,920	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		211,985	
UPDATE MAILING ADDR PER USPS FORM 3547			
ADD AP 50% XFOB LN 1			
NEW DRYWALL, FLOORS, INSULATION AND A/C			
REPAIRS WILL BE DONE BY MARCH, M/H WAS GUTTED			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000068	REPAIRS	0	01/15/2019
15000739	MECH	0	08/10/2015
2012263	RE-ROOF	0	05/03/2012
024208	ELEC	0	12/16/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1345/0702	1/16/2024	QC	U	I	11	100
GRANTOR: BIXLER MOUREY & MARJO						
GRANTEE: BIXLER MOUREY & MAR						
1180/0239	11/10/2020	WD	Q	I	01	220,000
GRANTOR: SIMMONS JOY S						
GRANTEE: BIXLER MOUREY & MAR						

EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS
2	0371	FLOATING D	0 100	20 8	160.00
3	0210	CONCRETE D	0 100	18 12	216.00
4	0210	CONCRETE D	0 100	46 10	460.00
5	0375	WOOD WALK	0 100	16 4	64.00

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
2	0371	FLOATING D	0 100	20 8	160.00	SF	20.00	20.00	100	1990	1990
3	0210	CONCRETE D	0 100	18 12	216.00	SF	6.00	6.00	100	1981	1981
4	0210	CONCRETE D	0 100	46 10	460.00	SF	6.00	6.00	100	1990	1990
5	0375	WOOD WALK	0 100	16 4	64.00	SF	15.00	15.00	100	2006	2006

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000270	C	MH-CANAL	100			60.00	115.00	1.00	LT	1.00

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
1	000270	C	MH-CANAL	100			60.00	115.00	1.00	LT	1.00

BUILDING NOTES											
FST=[YR=1993] W9 S21 E7 FCP=[YR=1993] W7 N21 W5 FEP=[YR=2013] W27 S20 E4 N8 E23 BAS=[YR=1993] W23 S33 W5 S26 E28 N59\$ N12\$ S60 E12 N39\$ E2 N21\$.											