

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	70		
Interior Wall	06	CUST	PANEL	30	
Interior Floor	08	SHT	VINYL	50	
Interior Floor	14	CARPET	50		
Heating Type	04	AIR	DUCTED	100	
Air Condition	03	CENTRAL	100		
Bedrooms		2	100		
Bathrooms		2	100		
Stories	1.	1.	100		
Class	PV	PV	GRD	100	
Units		0	100		
Quality	03	AVERAGE			
DOR CODE	0200	MOBILE HOME			
MAP NUM	4	MKT AREA		06	
NEIGHBORHOOD/LOC	122.100	1.45/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,142	100	2002	1,142	144,405
FCP	364	25	2002	91	11,507
FEP	240	85	2002	204	25,795
PTO	16	5	2002	1	127
PTO	196	5	2002	10	1,265
TOTALS	1,958			1,448	183,099

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%	- 0								
Heated Area: 1346 HX Base Yr											
BLD DATE 02/28/2019 RTSR LGL DATE XF DATE 02/28/2019 RTSR LAND DATE 02/09/2010 JBHC INC DATE											

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			183,099
TOTAL MARKET OB/XF VALUE			5,250
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			273,349
SOH/AGL Deduction			52,146
ASSESSED VALUE			221,203
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			221,203
TOTAL JUST VALUE			273,349
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			242,675
5 YR PRCL CK, CHG TRAV, PU DCK, CHG/ADD ELMNTS ALL			
INCR EYB 2002-2006 PRMT OB22-55			
5 YR CH, DELETE MH IN XFOB, ACTIVE ON BLD SCR			
EMLD DR501R FOR BELLAS TO SANTA ROSA CO			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB22-000055	RE-ROOF-CC	0	01/27/2022
28752	SWMH	0	03/11/2002
28692	SCROOM	0	02/28/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1163/0140	7/22/2020	WD Q	Q	I	01	164,000
GRANTOR: BELLAS HARVEY F & SHE						
GRANTEE: DOUBLE A PROPERTIES						
1042/0486	7/31/2017	WD Q	Q	I	01	173,000
GRANTOR: WAGNER RONNY D & SHER						
GRANTEE: BELLAS HARVEY F & S						

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
2	0210	CONCRETE D	0	0	28	24	672.00	SF	6.00	6.00	100	2002	2002	3	20	806	
3	0130	FIRE PLACE	0	0	0	0	1.00	UT	1,300.00	1,300.00	100	2002	2002	3	59	767	
4	0371	FLOATING D	0	0	24	10	240.00	SF	20.00	20.00	100	1994	1994	3	20	960	
5	0375	WOOD WALK	0	0	18	4	72.00	SF	15.00	15.00	100	1994	1994	3	20	216	
6	0371	FLOATING D	0	0	12	4	48.00	SF	20.00	20.00	100	2004	2004	3	23	221	
7	0371	FLOATING D	0	0	20	10	200.00	SF	20.00	20.00	100	2013	2013	3	57	2,280	
TOTALS															5,250		

LAND DESCRIPTION																								
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	000270	C	MH-CANAL	0			63.00	117.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							