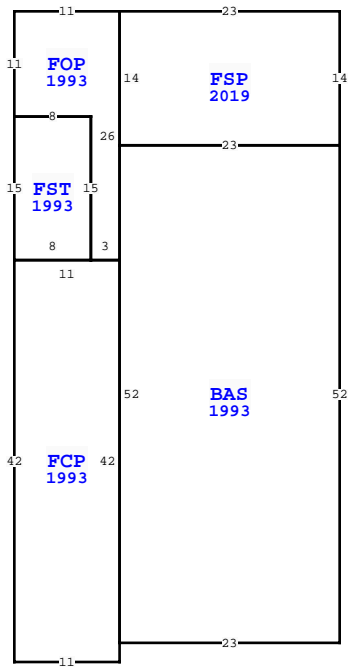


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
01	WOOD FRAME 100				
02	WOOD FRAME 100				
26	AL SIDING 100				
03	GABLE/HIP 100				
01	MINIMUM 50				
12	MODULAR MT 50				
05	DRYWALL 100				
08	SHT VINYL 50				
14	CARPET 50				
04	AIR DUCTED 100				
03	CENTRAL 100				
2	100				
2	100				
1.	1. 100				
PV	PV GRD 100				
0	100				
03	AVERAGE				
0200	MOBILE HOME				
4	MKT AREA	06			
122.100	1.45/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,196	100	1993	1,196	90,135
FCP	462	25	1993	116	8,742
FOP	166	35	1993	58	4,371
FSP	322	60	2019	193	14,545
FST	120	65	1993	78	5,878
TOTALS	2,266			1,641	123,672

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0200	02	1,641	185.6250	188.41	309,181	1986	1986	0	0	60.00	40.00
1 MOBILE HOM 100% - 2023 Heated Area: 1196 HX Base Yr 2023											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		123,672	
TOTAL MARKET OB/XF VALUE		5,759	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		214,431	
SOH/AGL Deduction		10,569	
ASSESSED VALUE		203,862	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		153,862	
TOTAL JUST VALUE		214,431	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		197,924	
SEAWALL BELONGS TO COMMON AREA - NOT THE PARCEL OW			
BLDG SCREEN			
5 YR PRCL CH, DELETE MH IN XFOB, ACTIVE ON			
DC JOHN JOSEPH WRIGHT OR 1168 P 796			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
23000250	SEAWALL-CC	0	07/29/2023
18001451	SCREEN ROOM-CO	0	03/28/2019
29646	SIDING ROO	0	12/04/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1273/0068	7/09/2022	QC	U	I	30	100
GRANTOR: WRIGHT JOHN F PERS RE						
GRANTEE: WRIGHT WILLIAM D						
1168/0797	9/08/2020	PR	U	I	11	100
GRANTOR: WRIGHT JOHN F PERS RE						
GRANTEE: WRIGHT JOHN F & ET						

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	100	28	11			6.00	100	1981	1981	3	20	370	
3	0130	FIRE PLACE	0	100	0	0			1,300.00	100	1972	1972	3	20	260	
4	0371	FLOATING D	0	100	40	8			20.00	100	2003	2003	3	21	1,344	
5	0375	WOOD WALK	0	100	15	3			15.00	100	2013	2013	3	57	385	
6	0371	FLOATING D	0	100	20	10			20.00	100	2019	2019	3	85	3,400	

TOTAL OB/XF											
5,759											
BLD DATE 02/28/2019 RTSR LGL DATE											
XF DATE 06/25/2019 MMSR LAND DATE 02/09/2010 JBHC											
INC DATE AG DATE											

BUILDING NOTES											
FSP=[YR=2019] W23 FOP=[YR=1993] W11 S11 E8 S15 E3											
FCP=[YR=1993] W11 FST=[YR=1993] E8 N15 W8 S15\$ S42 E11 N42\$											
N26\$ S14 E23 BAS=[YR=1993] W23 S52 E23 N52\$ N14\$.											

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	100			70.00	126.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							