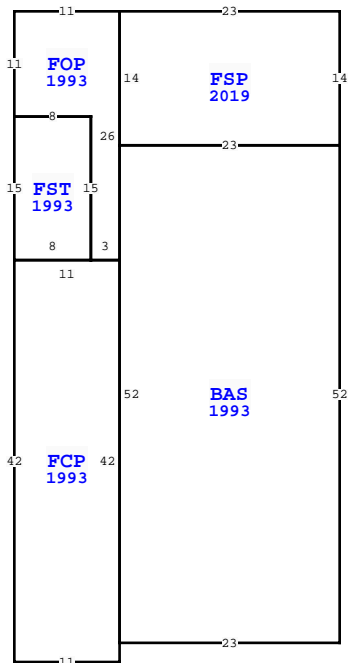


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	01	WOOD FRAME	100
Frame	02	WOOD FRAME	100
Exterior Wall	26	AL SIDING	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	50
Roof Cover	12	MODULAR MT	50
Interior Wall	05	DRYWALL	100
Interior Floo	08	SHT VINYL	50
Interior Floo	14	CARPET	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
BAS	1,196	100	1993
FCP	462	25	1993
FOP	166	35	1993
FSP	322	60	2019
FST	120	65	1993
TOTALS	2,266		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
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		HX HB 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
2	0210	CONCRETE D	0	100	28	11			6.00	100	1981
3	0130	FIRE PLACE	0	100	0	0			1,300.00	100	1972
4	0371	FLOATING D	0	100	40	8			20.00	100	2003
5	0375	WOOD WALK	0	100	15	3			15.00	100	2013
6	0371	FLOATING D	0	100	20	10			20.00	100	2019

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			70.00	126.00	1.00	LT	

BUILDING NOTES											
BLD DATE 02/28/2019 RTSR LGL DATE 02/09/2010 JBHC											
XF DATE 06/25/2019 MMSR LAND DATE AG DATE											
INC DATE											

BUILDING DIMENSIONS											
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												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	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							