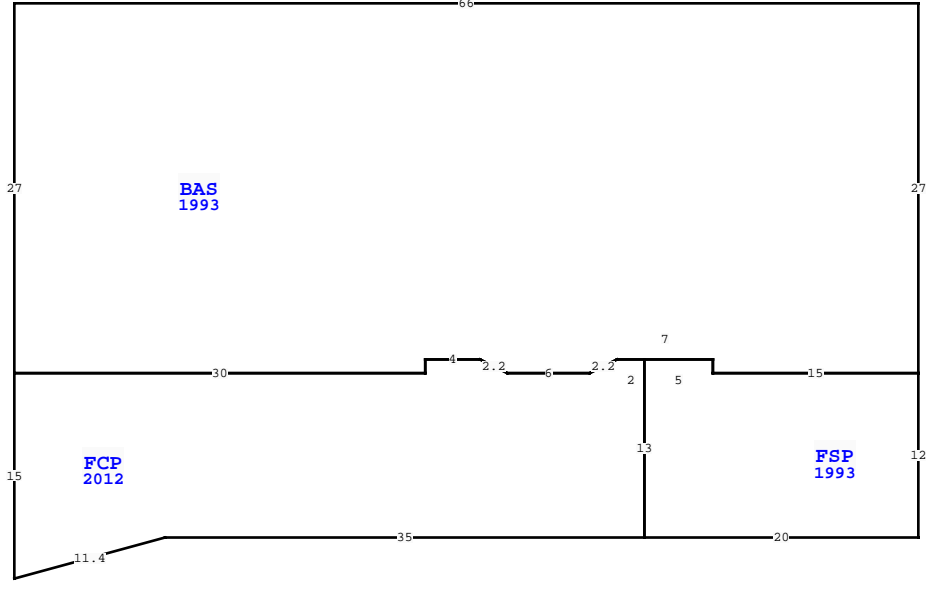




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	01	WOOD FRAME	100
Frame	02	WOOD FRAME	100
Exterior Wall	30	VINYL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	70
Interior Floo	14	CARPET	30
Heating Type	04	AIR DUCTED	100
Air Condition	03	CENTRAL	100
Bedrooms		3	100
Bathrooms		3	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	1,769	100	1993
FCP	577	25	2012
FSP	245	60	1993
TOTALS	2,591		

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: 1769								
				HX Base Yr							



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			229,784
TOTAL MARKET OB/XF VALUE			2,584
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			317,368
SOH/AGL Deduction			21,293
ASSESSED VALUE			296,075
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			296,075
TOTAL JUST VALUE			317,368
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			269,159
BLDG SCREEN			
5 YR PRCL CH, DELETE MH IN XFOB, ACTIVE ON			
COA PER TCO			
MICHAEL, ALL REPAIRS COMPLETE IN 2018			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
16000100	ROOF OVER	0	02/05/2016
30395	REROOF	0	06/17/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1240/0666	11/30/2021	WD	Q	I	01	296,000
GRANTOR: FLETCHER BRIAN D & WH						
GRANTEE: CRISTOFARI MARCO						
1159/0120	6/26/2020	WD	Q	I	01	215,000
GRANTOR: WILHELM WILLIAM W & S						
GRANTEE: FLETCHER BRIAN D &						

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	0371	FLOATING D	0	0	28	10	280.00	SF	20.00	20.00	100	1980	1980	3	20	1,120	
3	0210	CONCRETE D	0	0	0	0	225.00	SF	6.00	6.00	100	1993	1993	3	20	270	
4	0375	WOOD WALK	0	0	3	20	60.00	SF	15.00	15.00	100	1994	1994	3	20	180	
5	0130	FIRE PLACE	0	0	0	0	1.00	UT	1,300.00	1,300.00	100	2012	2012	3	78	1,014	
TOTALS															2,584		

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			56.00	132.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							