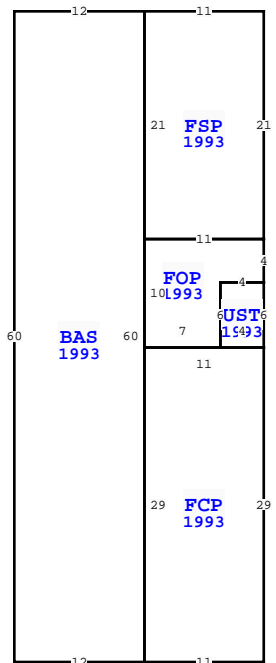




ELEMENT		CD		CONSTRUCTION	
Foundation	01	WOOD	FRAME	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	26	AL	SIDING	100	
Roof Structur	03	GABLE/HIP		100	
Roof Cover	01	MINIMUM		50	
Roof Cover	12	MODULAR	MT	50	
Interior Wall	04	PLYWOOD		100	
Interior Floo	10	LAMINATED		100	
Heating Type	04	AIR DUCTED		100	
Air Condition	03	CENTRAL		100	
Bedrooms				3	100
Bathrooms				1.5	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	720	100	1993	720	69,020
FCP	319	25	1993	80	7,669
FOP	86	35	1993	30	2,876
FSP	231	60	1993	139	13,325
UST	24	55	1993	13	1,246
TOTALS	1,380			982	94,136

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: 720							
					HX Base Yr						



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3			Tax Dist:
BUILDING MARKET VALUE			94,136
TOTAL MARKET OB/XF VALUE			15,776
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			194,912
SOH/AGL Deduction			30,624
ASSESSED VALUE			164,288
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			164,288
TOTAL JUST VALUE			194,912
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			176,672
SEAWALL BELONGS TO COMMON AREA - NOT THE PARCEL OW			
REMOVED %AGE ON TWO CONCRETE PAVS			
DEMOLISHED E-LIFT & BOAT DOCK CC 9/8/22			
PERMIT PU E-LIFT & BOAT DOCK CC 9/8/22			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
23000250	SEAWALL-CC	0	07/19/2023
21001146	BOAT LIFT-CC	0	11/30/2021
19000320	MECH	0	03/18/2019
19000305	REMODEL-CO	0	03/13/2019
028420	REROOF	0	11/29/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1297/0326	11/22/2022	QC	U	I	11	100
GRANTOR: MCPHERSON DANIEL L						
GRANTEE: MCPHERSON DANIEL L						
1100/0387	2/05/2019	QC	U	I	30	100
GRANTOR: MCPHERSON TONY						
GRANTEE: MCPHERSON DAN						

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
1	0210	CONCRETE D	0	0	33	11		363.00	SF	6.00				6.00	436
2	0210	CONCRETE D	0	0	32	12		384.00	SF	6.00				6.00	461
5	0335	ALUMINUM W	0	0	18	3		54.00	SF	17.00				17.00	569
6	0209	CONCRETE P	0	0	16	9		144.00	SF	8.00				8.00	1,025
7	0006	ELECTRIC L	0	0	0	0		1.00	UT	8,500.00				8,500.00	8,245
9	0371	FLOATING D	0	0	20	12		240.00	SF	20.00				20.00	4,656
10	0209	CONCRETE P	0	0	27	2		54.00	SF	8.00				8.00	384

TOTAL OB/XF											
15,776											
BLD DATE	02/28/2019	RTSR	LGL DATE								
XF DATE	02/28/2019	RTSR	LAND DATE	02/09/2010							
INC DATE			AG DATE	JBHC							

BUILDING NOTES			

BUILDING DIMENSIONS			
FSP=[YR=1993] W11 S21 E11 FOP=[YR=1993] W11 S10 E7 N6 E4			
UST=[YR=1993] W4 S6 E4 FCP=[YR=1993] W11 S29 BAS=[YR=1993] N60 W12 S60 E12\$ E11 N29\$ N6\$ N4\$ N21\$.			

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			72.00	124.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							