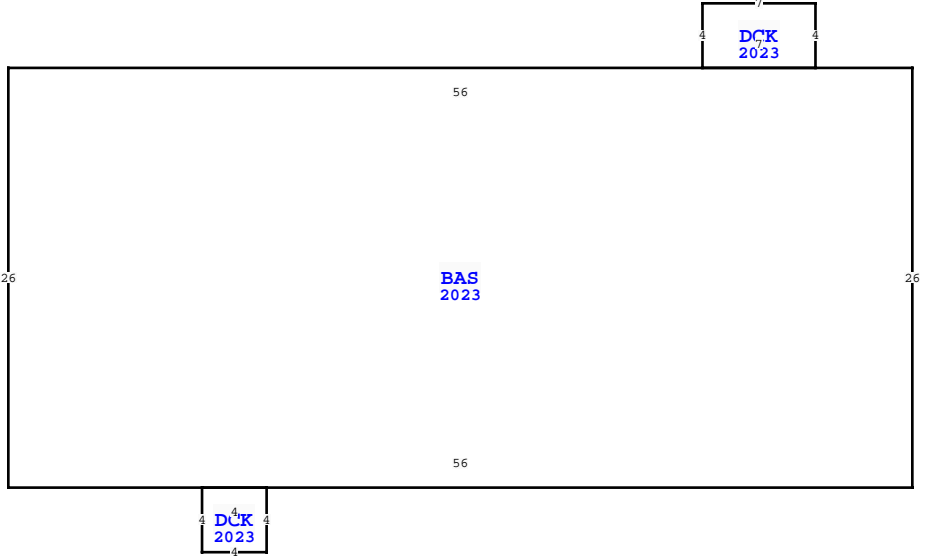




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	01	WOOD FRAME	100
Frame	02	WOOD FRAME	100
Exterior Wall	30	VINYL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	08	SHT VINYL	100
Heating Type	13	HEAT PUMP	100
Air Condition	13	HEAT PUMP	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Units		1	100
Condition Adj	12	AVERAGE	100
Quality	03	AVERAGE	
DOR CODE	0200 MOBILE HOME		
MAP NUM	2	MKT AREA	11
NEIGHBORHOOD/LOC	000	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,456	100	2023
DCK	16	10	2023
DCK	28	10	2023
TOTALS	1,500		

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%	- 2024	74.90	109,429	2022	2022	0	0	2.00	98.00
				Heated Area: 1456			HX Base Yr 2024				



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			107,240
TOTAL MARKET OB/XF VALUE			5,758
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			162,998
SOH/AGL Deduction			0
ASSESSED VALUE			162,998
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			112,998
TOTAL JUST VALUE			162,998
NCON VALUE			107,240
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			77,182
JS PU NCON, DEMO MH & XFOBS 02-08-2023. LA 11/23			
22 PORT TO JEFFERSON - CHRISTIE			
MAILING ADDR UPDATED PER 2024 HX APPLICATION			
DC JAMES CHRISTIE E OR 1208 P 539 DOD 2.18.21			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000449	MH-CO	0	12/16/2022
22689	N/A	0	09/08/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1291/0528	11/14/2022	WD	Q	I	01	90,000
GRANTOR: CHRISTIE SUSAN E						
GRANTEE: GODWIN GODWIN TERRY						
0307/0792	9/04/1997	WD	Q	V		28,000
GRANTOR: CHRISTIE JAMES D & SU						
GRANTEE:						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
2	0620	WOOD UTL B	0	100	10	12	120.00	SF	6.00	6.00	100
4	0940	OPEN SHED	0	100	32	14	448.00	SF	4.00	4.00	100
5	0620	WOOD UTL B	0	100	32	14	448.00	SF	6.00	6.00	100
6	0055	PORTABLE C	0	100	25	25	625.00	SF	3.00	3.00	100
7	0055	PORTABLE C	0	100	20	42	840.00	SF	3.00	3.00	100
8	0700	PORT BLDG	0	100	11	24	264.00	SF	8.00	8.00	100

TOTAL OB/XF											
5,758											
BLD DATE	04/24/2018	FRJTD	LGL DATE								
XF DATE	04/24/2018	FRJTD	LAND DATE	04/24/2018							
INC DATE			AG DATE								

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2023;ORIG=-10,-4] S26 E56 N26 W56 \$			
DCK=[YR=2023;ORIG=33,-8] E7 S4 W7 N4 \$			
DCK=[YR=2023;ORIG=2,22] E4 S4 W4 N4 \$			

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	000201	C	MH	100			0.00	0.00	5.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,000							