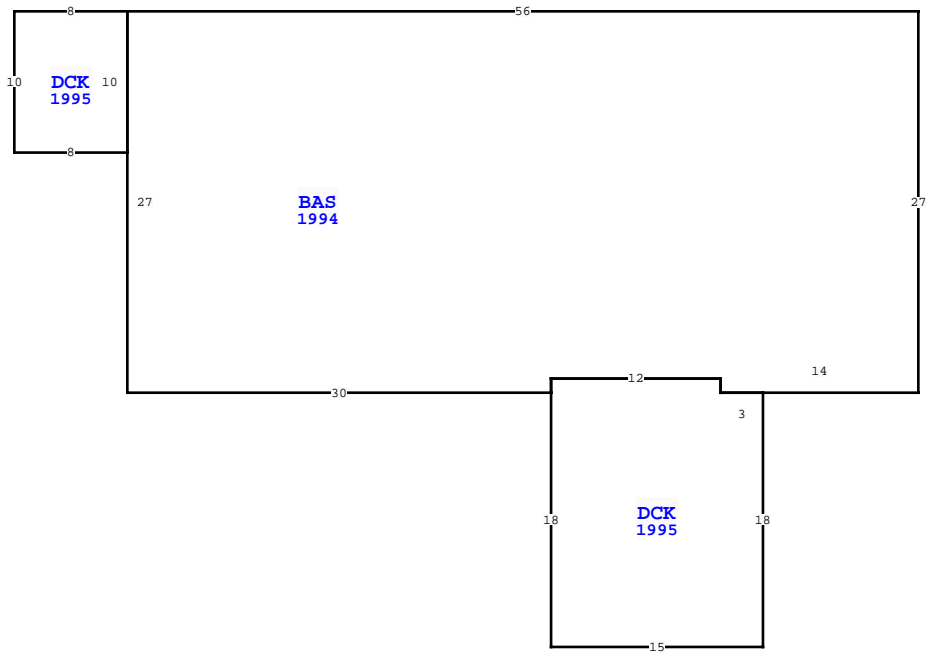


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
01	WOOD FRAME 100				
02	WOOD FRAME 100				
30	VINYL 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
08	SHT VINYL 50				
14	CARPET 50				
04	AIR DUCTED 100				
03	CENTRAL 100				
2	100				
1.	1.100				
00	N/A 100				
0	100				
03	AVERAGE				
0200	MOBILE HOME				
2	MKT AREA	10			
115.00		1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	1994	1,500	60,244
DCK	80	10	1995	8	321
DCK	282	10	1995	28	1,125
TOTALS	1,862			1,536	61,690

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0200	02	1,536	112.5000	78.75	120,960	1994	1994	0	0	49.00	51.00
1 MOBILE HOM 100% - 2021 Heated Area: 1500 HX Base Yr 2021											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		61,690	
TOTAL MARKET OB/XF VALUE		499	
TOTAL LAND VALUE - MARKET		25,000	
TOTAL MARKET VALUE		87,189	
SOH/AGL Deduction		11,782	
ASSESSED VALUE		75,407	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		25,407	
TOTAL JUST VALUE		87,189	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		75,545	
MM 5YR CK CORR EXW, PU XFOB 9/18/2023			
ADD HX FOR 2021-DOWNER			
2020 RETURNED TRIM UTF			
COA PER NCOA MOVED ACCNT REPORT WCPA TRIM			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
019150	N/A	0	12/15/1994
019152	N/A	0	12/15/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1169/0781	8/07/2020	WD	U	I	37	48,500
GRANTOR: LEHMAN ROBERT J & LIS						
GRANTEE: DOWNER CHAD & KRIST						
0246/0360	12/01/1994	WD	U	V		7,500
GRANTOR:						
GRANTEE:						

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	0700	PORT BLDG	0	100	10	12			8.00	100	1995	1995	3	52	499	
2	0955	PRIVACY FE	0	100	0	0			15.00	100	1995	1995	3	0	0	
3	0625	PORT WD UT	0	100	20	10			0.00	100	2024	2023	AV	100	0	
TOTALS															499	

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		RR1	0.00	0.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							