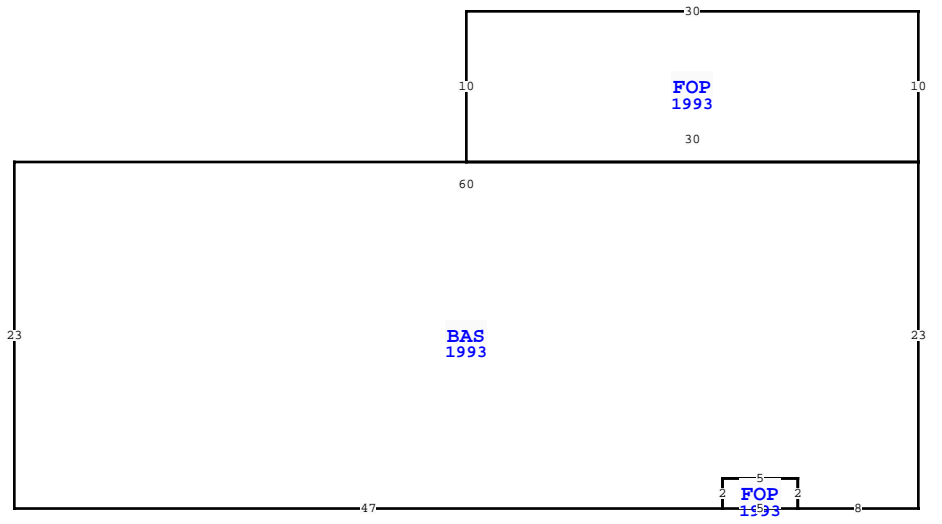


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
01	WOOD FRAME 100				
02	WOOD FRAME 100				
26	AL SIDING 100				
03	GABLE/HIP 100				
01	MINIMUM 100				
04	PLYWOOD 100				
14	CARPET 100				
04	AIR DUCTED 100				
03	CENTRAL 100				
3	100				
2	100				
1.1	1.100				
00	N/A 100				
0	100				
02	BELOW AVERAGE				
0200	MOBILE HOME				
2		10			
NEIGHBORHOOD/LOC		115.00	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,370	100	1993	1,370	32,222
FOP	10	35	1993	4	94
FOP	300	35	1993	105	2,470
TOTALS	1,680			1,479	34,786

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0200	02	1,479	84.0000	58.80	86,965	1974	1990	0	0	40	53.00	40.00
1 MOBILE HOM 0% - 0 Heated Area: 1370 HX Base Yr												



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		34,786	
TOTAL MARKET OB/XF VALUE		3,987	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		88,773	
SOH/AGL Deduction		31,573	
ASSESSED VALUE		57,200	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		57,200	
TOTAL JUST VALUE		88,773	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		81,897	
5YR CK JS PU XFOB			
5 YR PRCL CH, N/C			
ADD CHG PER LEANNE ROBERTS ALLEN VIA TCO			
QUAL, PU FNDN & FRME			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23-001116	Demolition		10/17/2023
18000489	ROOF OVER	0	12/06/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0993/0151	2/26/2016	WD U	I	I	11	100
GRANTOR: HAPPY TIME INSTRUCTIO						
GRANTEE: HAPPY TIME INSTRUCT						
0696/0433	2/06/2007	WD Q	I	I	03	100,000
GRANTOR: COBB GLORIA S						
GRANTEE: HAPPY TIME INSTRUCT						

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	0955	PRIVACY FE	0	0	0	0	416.00	LF	15.00	15.00	100	2007	2007	3	40	2,496	
2	0620	WOOD UTL B	0	0	12	20	240.00	SF	6.00	6.00	100	1993	1993	3	20	288	
3	0250	ASPHALT AV	0	0	54	9	486.00	SF	2.00	2.00	100	2004	2004	3	23	224	
4	0090	CHAINLINK	0	0	0	0	240.00	LF	12.00	12.00	100	2008	2008	3	34	979	
5	0700	PORT BLDG	0	0	12	24	288.00	SF	0.00	0.00	100	2020	2020	3	94	0	

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	000201	C	MH	0		RR1	125.00	185.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							
2	000201	C	MH	0		RR1	125.00	185.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							