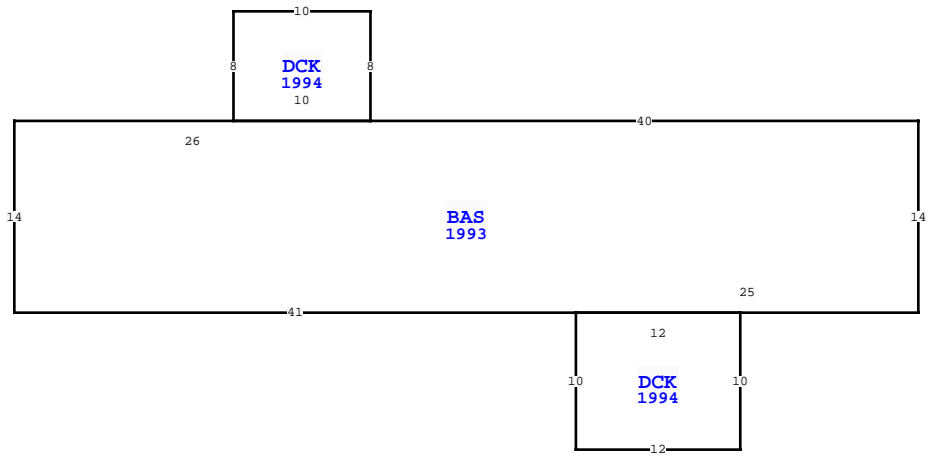


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	01	WOOD FRAME	100
Frame	02	WOOD FRAME	100
Exterior Wall	30	VINYL	100
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	04	PLYWOOD	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Heating Type	03	FORCED AIR	100
Air Condition	03	CENTRAL	100
Bedrooms		2	100
Bathrooms		2	100
Stories	1.	1.	100
Class	00	N/A	100
Units		0	100
Quality	03	AVERAGE	
DOR CODE	0200	MOBILE HOME	
MAP NUM	2	MKT AREA	10
NEIGHBORHOOD/LOC	186	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	924	100	1993
DCK	80	10	1994
DCK	120	10	1994
TOTALS	1,124		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0200	02	944	116.5000	81.55	76,983	1991	1991	0	0	52.00	48.00		
1 MOBILE HOM 0% - 0 Heated Area: 924 HX Base Yr													
													
BLD DATE	05/09/2018			RTJT	LGL DATE	05/09/2018			RTJT				
XF DATE	05/09/2018			RTJT	LAND DATE	05/09/2018			RTJT				
INC DATE													

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			36,952
TOTAL MARKET OB/XF VALUE			1,094
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			98,046
SOH/AGL Deduction			27,722
ASSESSED VALUE			70,324
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			70,324
TOTAL JUST VALUE			98,046
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			68,129
5 YR PRCL CK NC JS			
COA PER OWNER IN OFFICE			
COA COOWNER BERN PEARSON IN OFFICE			
5 YR PRCL CK, N/C			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20361	N/A	0	11/28/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1026/0259	2/07/2017	QC	U	I	11	100	
GRANTOR: PEARSON INGRID H AS T							
GRANTEE: MORNING LARK LLC							
0760/0638	6/27/2008	WD	Q	I		71,000	
GRANTOR: ESPOSITO BARBARA & TO							
GRANTEE: PEARSON INGRID H TR							

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	0770	PUMP HOUSE	0	0	8	8	64.00	SF	5.00	5.00	100	1992	1992	3	0	0	
2	0700	PORT BLDG	0	0	10	12	120.00	SF	8.00	8.00	100	1992	1992	3	49	470	
3	0130	FIRE PLACE	0	0	0	0	1.00	UT	1,300.00	1,300.00	100	1991	1991	3	48	624	

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	DPHT 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		AG	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 01/23/2023 BY JSLW																								
Total Acres: 5.00					Total Land Value: 60,000					Market: 0					Agricultural: 0					Common: 60,000				