

BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Foundation	01 WOOD FRAME 100				
Frame	02 WOOD FRAME 100				
Exterior Wall	26 AL SIDING 100				
Roof Structur	01 FLAT 100				
Roof Cover	01 MINIMUM 100				
Interior Wall	04 PLYWOOD 100				
Interior Floo	14 CARPET 70				
Interior Floo	08 SHT VINYL 30				
Heating Type	04 AIR DUCTED 100				
Air Condition	02 WINDOW 100				
Bedrooms	2 100				
Bathrooms	1 100				
Stories	1. 1. 100				
Class	00 N/A 100				
Units	0 100				
Quality	02 BELOW AVERAGE				
DOR CODE	0200 MOBILE HOME				
MAP NUM	5 MKT AREA 02				
NEIGHBORHOOD/LOC	000 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	1972	672	15,069
DCK	96	10	2007	10	224
FSP	180	60	2006	108	2,422
TOTALS	948			790	17,715

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0200	02	790	80.0800	56.06	44,287	1972	1972	0	0	60.00	40.00
1 MOBILE HOM 0% - 0 Heated Area: 672 HX Base Yr											

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			17,715
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			5,000
TOTAL MARKET VALUE			22,715
SOH/AGL Deduction			6,621
ASSESSED VALUE			16,094
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			16,094
TOTAL JUST VALUE			22,715
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			21,299
FR 5YR CK 7/25/23; CHG A/C			
5 YR PRCL CK, N/C			
LN 1-2			
5 YR PRCL CH, CHG QUAL, CARPET, DEL XFOB			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1355/0674	3/25/2024	WD Q	Q	I	01	45,000
GRANTOR: BENEDICT NELL						
GRANTEE: FRANKLIN EDDIE						
0330/0822	7/27/1998	WD U	I			100
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

TOTAL OB/XF											
0											

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1972] W46 DCK=[YR=2007] E8 N12 W8 S12\$ W10 S12 E56 FSP=[YR=2006] W20 S9 E20 N9\$ N12\$.											

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	5,000.00	5,000.00	5,000							