



ELEMENT		CD		CONSTRUCTION	
Foundation	01	WOOD	FRAME	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	30	VINYL	90		
Exterior Wall	08	WD ON	PLY	10	
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL	100		
Interior Floo	08	SHT	VINYL	50	
Interior Floo	14	CARPET	50		
Heating Type	04	AIR	DUCTED	100	
Air Condition	03	CENTRAL	100		
Bedrooms		3	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	5	MKT AREA	02		
NEIGHBORHOOD/LOC	40.10	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	2002	1,404	62,276
FOP	162	35	2002	57	2,528
FSP	260	60	2003	156	6,920
UCP	392	20	2002	78	3,460
TOTALS	2,218			1,695	75,184

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% - 2019		75.18	127,430	2002	2002	0	0	41.00	59.00
Heated Area: 1404 HX Base Yr 2019											

WAKULLA COUNTY PROPERTY				
VALUATION SUMMARY			PAGE 1 of 1	
VALUATION BY		STANDARD		
Tax Group: 1		Tax Dist:		
BUILDING MARKET VALUE		75,184		
TOTAL MARKET OB/XF VALUE		669		
TOTAL LAND VALUE - MARKET		36,250		
TOTAL MARKET VALUE		112,103		
SOH/AGL Deduction		74,472		
ASSESSED VALUE		37,631		
TOTAL EXEMPTION VALUE		25,000		
BASE TAXABLE VALUE		12,631		
TOTAL JUST VALUE		112,103		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		70,418		
2024 TRIM RTS - TEMP AWAY				
QSTNR RTND - NO CHANGE IN ADDRESS, WAS TEMP AWAY V				
H4 -MAILED QUESTIONNAIRE DUE TO TRIM RTND TO SENDE				
2023 TRM RTND, TEMP AWAY				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
18000788	REROOF-CO	0	07/26/2018	
2010670	SEWER	0	07/16/2010	
29178	POR/CPT	0	06/20/2002	
28982	DWMH	0	05/01/2002	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD	SALE PRICE
1075/0494	5/31/2018	PR U	I 11	115,000
GRANTOR: FAGAN CHARLES J AS PE				
GRANTEE: REDNER JOSEPH H; RE				
0571/0757	12/21/2004	WD U	I	170,000
GRANTOR: WILLIS				
GRANTEE: FAGAN				
BUILDING NOTES				
BUILDING DIMENSIONS				
UCP=[YR=2002] N14 W28 S4 FSP=[YR=2003] W26 S10 E26 N10S S10 E28S BAS=[YR=2002] W54 S26 E22 FOP=[YR=2002] S9 E18 N9 W18S E32 N26S.				

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	14			8.00	100	2002	2002	3	59	566	
2	0940	OPEN SHED	0	100	14	8			4.00	100	2004	2004	3	23	103	

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000240	C	MH-SFR WAT	100			0.00	0.00	2.50	LT		1.00	1.00	1.00	14,500.00	14,500.00	36,250							