

BUILDING CHARACTERISTICS	
ELEMENT	CD
Foundation	01 WOOD FRAME 100
Frame	02 WOOD FRAME 100
Exterior Wall	13 PREFAB PNL 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	04 PLYWOOD 50
Interior Wall	05 DRYWALL 50
Interior Floor	08 SHT VINYL 50
Interior Floor	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	02 BELOW AVERAGE
DOR CODE	0200 MOBILE HOME
MAP NUM	4 MKT AREA 03
NEIGHBORHOOD/LOC	98.00 1.00/
AREA TYPE	TOTAL GROSS AREA
PCT OF BASE	YEAR
TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248 100 1993 1,248 32,750
DCK	168 10 2000 17 446
FGR	480 55 1993 264 6,928
UOP	72 25 1993 18 473
USP	240 50 1993 120 3,149
TOTALS	2,208 1,667 43,745

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%	- 2014	59.64	99,420	1987	1987	0	0	56.00	44.00

Heated Area: 1248 HX Base Yr 2014

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			43,745
TOTAL MARKET OB/XF VALUE			5,969
TOTAL LAND VALUE - MARKET			10,000
TOTAL MARKET VALUE			59,714
SOH/AGL Deduction			31,321
ASSESSED VALUE			28,393
TOTAL EXEMPTION VALUE	HX HB SX		28,393
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			59,714
NCON VALUE			2,243
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			47,426
5 YR CH MM 7/27/23 UPDATE XFOBS			
5 YR PRCL CHK PU XFOB LN5			
PU XFOB LN 4			
5 YR PRCL CH, CHG QUAL, CORR LF XFOB LN 1,			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000091	RERROOF	0	02/28/2019
2008910	ELEC UPGDE	0	10/27/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1364/0690	6/12/2024	QC	U	I	11	100
GRANTOR: WYANT RICHARD L						
GRANTEE: THOMAS MICHAEL						
0904/0376	3/06/2013	CD	U	I	11	100
GRANTOR: FLETCHER LORIS S AS P						
GRANTEE: WYANT RICHARD						

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	0080	4' CHAINLI	0	100	0	0		13.00	13.00	100	1982	1982	3	20	1,323	
2	0620	WOOD UTL B	0	100	16	8		6.00	6.00	100	1998	1998	3	20	154	
3	0700	PORT BLDG	0	100	16	12		8.00	8.00	100	2000	2000	3	57	876	
4	0055	PORTABLE C	0	100	25	20		3.00	3.00	100	2013	2013	3	57	855	
5	0055	PORTABLE C	0	100	20	12		3.00	3.00	100	2016	2016	3	72	518	
7	0140	FIRE PLACE	0	100	0	0		1,900.00	1,900.00	100	2024	1987	AV	44	836	
8	0940	OPEN SHED	0	100	13	7		4.00	4.00	100	2024	2020	AV	89	324	
9	0211	CONCRETE W	0	100	0	0		6.00	6.00	100	2024	2016	AV	72	156	
10	0960	SCREEN ROO	0	100	8	6		21.00	21.00	100	2024	2019	AV	92	927	

TOTAL OB/XF											
5,969											
BLD DATE	10/02/2018	MMTP	LGL DATE								
XF DATE	10/02/2018	MMTP	LAND DATE	10/02/2018							
INC DATE			AG DATE								

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W42 DCK=[YR=2000] E14 N12 USP=[YR=1993] S12 E20 N12 W20\$ W14 S12\$ W10 S24 FGR=[YR=1993] N24 W20 S24 E20\$ E36 UOP=[YR=1993] W12 S6 E12 N6\$ E16 N24\$.											

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			100.00	140.00	1.00	LT		1.00	1.00	1.00	10,000.00	10,000.00	10,000							