

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	01	WOOD FRAME	100
Frame	02	WOOD FRAME	100
Exterior Wall	26	AL SIDING	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	100
Interior Wall	02	WALL BD/WD	100
Interior Floo	08	SHT VINYL	100
Heating Type	04	AIR DUCTED	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	02	BELOW AVERAGE	
DOR CODE	2800 PARKING/MH PARK		
MAP NUM	1	MKT AREA	09
NEIGHBORHOOD/LOC	140.00	0.30/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	700	100	1993
DCK	64	10	2024
TOTALS	764		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0200	02	706	85.6000	17.98	12,694	1989	1989	0	0	54.00	46.00		
1 MOBILE HOM 0% - 0 Heated Area: 700 HX Base Yr													
BLD DATE 06/19/2018 RTJT LGL DATE 06/19/2018 RTJT XF DATE 06/19/2018 RTJT LAND DATE 06/19/2018 RTJT INC DATE													

WAKULLA COUNTY PROPERTY				PAGE 1 of 11	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				50,408		
TOTAL MARKET OB/XF VALUE				219		
TOTAL LAND VALUE - MARKET				34,000		
TOTAL MARKET VALUE				84,627		
SOH/AGL Deduction				21,698		
ASSESSED VALUE				62,929		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				62,929		
TOTAL JUST VALUE				84,627		
NCON VALUE				4,583		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				72,831		
CHG RVCR ON CD 2 TO 01						
JS 5YR CK PU 0500, DCKS & XFOBS 5/16/2023						
CORRECT SALE QUAL/REASON FOR OR1060/104						
1978 GUER DWMH RP #12740950 & #12740951						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
20000526	ELECTRIC	0	06/08/2020			
20000525	ELECTRIC	0	06/08/2020			
20000526	ELECTRIC-CO	0	06/08/2020			
20000519	ELECTRIC	0	06/04/2020			
18000238	ELEC-CO	0	03/06/2018			
18000239	ELEC-CO	0	03/06/2018			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1105/0345	3/18/2019	WD Q	Q	I	01	170,000
GRANTOR: SOUTHERN MANAGEMENT S						
GRANTEE: ALLEN HAROLD						
1060/0104	1/09/2018	WD U	I	11		100
GRANTOR: HICKS CHARLES E & CAR						
GRANTEE: SOUTHERN MANAGEMENT						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=1993;ORIG=0,0] W50 S14 E50 N14 \$						
DCK=[YR=2024;ORIG=-28,14] E8 S8 W8 N8 \$						

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	0001	BLOCK UTIL	0	0	7	8			4.80	100	1997	1997	3	20	54	
2	0620	WOOD UTL B	0	0	8	12	SF	1.80	1.80	100	1997	1997	3	20	35	
3	0210	CONCRETE D	0	0	36	10	SF	1.80	1.80	100	1997	1997	3	20	130	
9	0055	PORTABLE C	0	0	7	12	SF	0.00	0.00	100	2024	2021	AV	93	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	002810	C	MH PARK	0			0.00	0.00	4.00	AC		1.00	1.00	1.00	8,500.00	8,500.00	34,000							

ELEMENT		CD	CONSTRUCTION		
Foundation	01	WOOD	FRAME	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	01	MINIMUM		100	
Roof Structur	03	GABLE/HIP		100	
Roof Cover	01	MINIMUM		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	02	BELOW AVERAGE			
DOR CODE	2800 PARKING/MH PARK				
MAP NUM	1	MKT AREA	09		
NEIGHBORHOOD/LOC	140.00	0.30/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	1999	720	4,090
DCK	64	10	2024	6	34
TOTALS	784			726	4,124

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MOBILE HOM	0%	- 0								
			Heated Area: 720			HX Base Yr					
55 CARD LN, CRAWFORDVILLE											
BLD DATE	06/19/2018	RTJT	LGL DATE								
XF DATE	06/19/2018	RTJT	LAND DATE	06/19/2018	RTJT						
INC DATE			AG DATE								

WAKULLA COUNTY PROPERTY				PAGE 2 of 11	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE				50,408		
TOTAL MARKET OB/XF VALUE				219		
TOTAL LAND VALUE - MARKET				34,000		
TOTAL MARKET VALUE				84,627		
SOH/AGL Deduction				21,698		
ASSESSED VALUE				62,929		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				62,929		
TOTAL JUST VALUE				84,627		
NCON VALUE				4,583		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				72,831		
MH, PU CORR TRAV CARD 6, N/C CARDS 1,3-5, 7-10						
5 YR PRCL CH, DEL MH CARD 2 & REPLACE W/ 1989						
CARD 2 @ 31 CARD LANE NEW RP#12679857						
8, 9 & CARD 10						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
16000978	SAFETY INSP	0	10/04/2016			
16000979	SAFETY INSP	0	10/04/2016			
15000093	MH SETUP-CO	0	02/23/2015			
201255	WEATHERIZATION	0	02/06/2012			
024603	MH	0	01/25/1999			
21329	N/A	0	08/27/1996			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1105/0345	3/18/2019	WD Q	Q	I	01	170,000
GRANTOR: SOUTHERN MANAGEMENT S						
GRANTEE: ALLEN HAROLD						
1060/0104	1/09/2018	WD U	I	11		100
GRANTOR: HICKS CHARLES E & CAR						
GRANTEE: SOUTHERN MANAGEMENT						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=1999;ORIG=0,0] W60 S12 E35 E25 N12 \$						
DCK=[YR=2024;ORIG=-27,12] E8 S8 W8 N8 \$						

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																

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

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	01	WOOD FRAME	100
Frame	02	WOOD FRAME	100
Exterior Wall	01	MINIMUM	100
Roof Structur	01	FLAT	100
Roof Cover	01	MINIMUM	100
Interior Wall	04	PLYWOOD	100
Interior Floo	08	SHT VINYL	50
Interior Floo	14	CARPET	50
Heating Type	04	AIR DUCTED	100
Air Condition	03	CENTRAL	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	2800 PARKING/MH PARK		
MAP NUM	1	MKT AREA	09
NEIGHBORHOOD/LOC	140.00	0.30/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	672	100	1996
DCK	50	10	1996
TOTALS	722		677
EXTRA FEATURES		3,981	

MARKET ADJUSTMENTS																										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND															
0200	02	677	70.0000	14.70	9,952	1970	1970	0	0	60.00	40.00															
5 MOBILE HOM 0% - 0 Heated Area: 672 HX Base Yr																										
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>06/19/2018</th> <th>RTJT</th> <th>LGL DATE</th> <th></th> </tr> </thead> <tbody> <tr> <td>XF DATE</td> <td>06/19/2018</td> <td>RTJT</td> <td>LAND DATE</td> <td>06/19/2018</td> </tr> <tr> <td>INC DATE</td> <td></td> <td></td> <td>AG DATE</td> <td></td> </tr> </tbody> </table>												BLD DATE	06/19/2018	RTJT	LGL DATE		XF DATE	06/19/2018	RTJT	LAND DATE	06/19/2018	INC DATE			AG DATE	
BLD DATE	06/19/2018	RTJT	LGL DATE																							
XF DATE	06/19/2018	RTJT	LAND DATE	06/19/2018																						
INC DATE			AG DATE																							

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 5 of 11
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			50,408
TOTAL MARKET OB/XF VALUE			219
TOTAL LAND VALUE - MARKET			34,000
TOTAL MARKET VALUE			84,627
SOH/AGL Deduction			21,698
ASSESSED VALUE			62,929
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			62,929
TOTAL JUST VALUE			84,627
NCON VALUE			4,583
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			72,831
#6-RP690457 41 CARD LANE			
#5-RP690458 39 CARD LANE			
#4-RP252203 37 CARD LANE			
#3-RP085545 & R085546 33 CARD LANE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1105/0345	3/18/2019	WD Q	Q	I	01	170,000
GRANTOR: SOUTHERN MANAGEMENT S						
GRANTEE: ALLEN HAROLD						
1060/0104	1/09/2018	WD U	U	I	11	100
GRANTOR: HICKS CHARLES E & CAR						
GRANTEE: SOUTHERN MANAGEMENT						

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
55 CARD LN, CRAWFORDVILLE																
TOTALS 722 677 3,981																

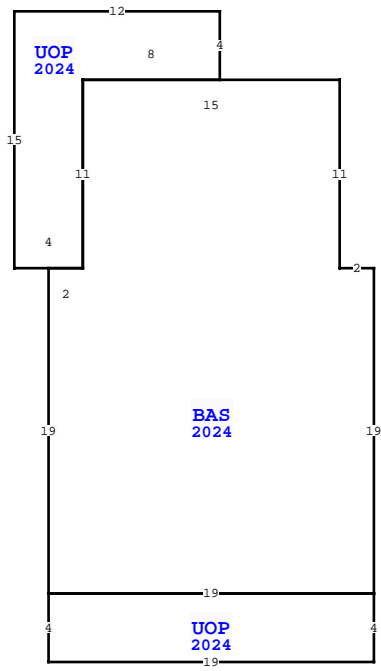
BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1996] W5 DCK=[YR=1996] N5 W10 S5 E10\$ W51 S12 E56 N12\$.

LAND DESCRIPTION																
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
TOTAL OB/XF 0																

ELEMENT		CD	CONSTRUCTION		
Foundation	02		CONCR SLAB 100		
Frame	02		WOOD FRAME 100		
Exterior Wall	25		MOD METAL 50		
Exterior Wall	30		VINYL 50		
Roof Structur	01		FLAT 50		
Roof Cover	12		MODULAR MT 100		
Roof Cover	06		ASB SHINGL 50		
Interior Wall	07		NONE 100		
Interior Floo	02		MIN PLYWD 100		
Heating Type	01		NONE 100		
Air Condition	01		NONE 100		
Story Height		0	100		
Stories	1.	1.	100		
Units		0	100		
Condition Adj	12		AVERAGE 100		
Quality	03		AVERAGE		
DOR CODE	2800		PARKING/MH PARK		
MAP NUM	1		MKT AREA 09		
NEIGHBORHOOD/LOC	140.00		0.30/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	526	100	2024	526	4,127
UOP	76	20	2024	15	118
UOP	92	20	2024	18	141
TOTALS	694			559	4,386

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
11	CABIN	0%	- 2024		4,880	2014	2014	0	0	10.13	89.87
				Heated Area: 526							
					HX Base Yr						



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 11 of 11
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			50,408
TOTAL MARKET OB/XF VALUE			219
TOTAL LAND VALUE - MARKET			34,000
TOTAL MARKET VALUE			84,627
SOH/AGL Deduction			21,698
ASSESSED VALUE			62,929
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			62,929
TOTAL JUST VALUE			84,627
NCON VALUE			4,583
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			72,831

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1105/0345	3/18/2019	WD Q	Q	I	01	170,000
GRANTOR: SOUTHERN MANAGEMENT S						
GRANTEE: ALLEN HAROLD						
1060/0104	1/09/2018	WD U	U	I	11	100
GRANTOR: HICKS CHARLES E & CAR						
GRANTEE: SOUTHERN MANAGEMENT						

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
55 CARD LN, CRAWFORDVILLE																

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=30,10] E15 S11 E2 S19 W19 N19 E2 N11 \$	
UOP=[YR=2024;ORIG=26,6] E12 S4 W8 S11 W4 N15 \$	
UOP=[YR=2024;ORIG=28,40] E19 S4 W19 N4 \$	

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
0																								