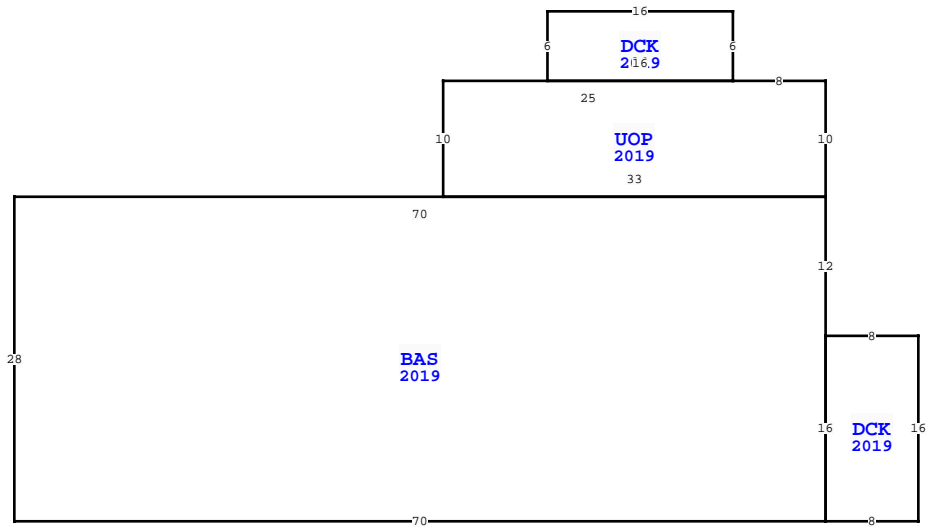


ELEMENT		CD	CONSTRUCTION		
Foundation	01	WOOD FRAME	100		
Frame	02	WOOD FRAME	100		
Exterior Wall	30	VINYL	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	13	GALVALUM	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET	70		
Interior Floo	08	SHT VINYL	30		
Heating Type	04	AIR DUCTED	100		
Air 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	1	MKT AREA		09	
NEIGHBORHOOD/LOC	000 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,960	100	2019	1,960	86,129
DCK	96	10	2019	10	440
DCK	128	10	2019	13	571
UOP	330	25	2019	82	3,604
TOTALS	2,514			2,065	90,743

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% - 2018		78.47	162,041	1999	1999	0	0	44.00	56.00
Heated Area: 1960 HX Base Yr 2018											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		90,743	
TOTAL MARKET OB/XF VALUE		2,055	
TOTAL LAND VALUE - MARKET		7,500	
TOTAL MARKET VALUE		100,298	
SOH/AGL Deduction		19,253	
ASSESSED VALUE		81,045	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		31,045	
TOTAL JUST VALUE		100,298	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		78,888	
COA PER TCO			
4, PU MH			
5 YR PRCL CH, PU MH & XFOB LN 3, DEL XFOB LN			
UNLIVABLE MH, HX HAS BEEN ADDED SINCE THEN			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001250	REROOF-CO	0	09/21/2017
17001135	ELECTRIC	0	08/17/2017
025521	MECH	0	08/12/1999
025469	DW MH	0	07/29/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1053/0719	11/09/2017	WD Q	Q	I	01	55,000
GRANTOR: MAJESTIC ACRES LLC						
GRANTEE: DIXON DONALD A						
1044/0151	8/07/2017	WD U	U	I	12	30,100
GRANTOR: BRANCH BANKING & TRUS						
GRANTEE: MAJESTIC ACRES LLC						

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	0940	OPEN SHED	0 100	16	24	384.00	SF	4.00	4.00	100	1991	1991	3	20	307	
2	0130	FIRE PLACE	0 100	0	0	1.00	UT	1,300.00	1,300.00	100	1999	1999	3	56	728	
3	0625	PORT WD UT	0 100	20	10	200.00	SF	6.00	6.00	100	2019	2019	3	85	1,020	

BLD DATE		06/12/2020	RTSR	LGL DATE	06/12/2020	RTSR
XF DATE		06/12/2020	RTSR	LAND DATE		06/12/2020
INC DATE				AG DATE		

BUILDING NOTES											
BUILDING DIMENSIONS											
UOP=[YR=2019] W8 DCK=[YR=2019] N6 W16 S6 E16\$ W25 S10 E33											
BAS=[YR=2019] W70 S28 E70 N16 DCK=[YR=2019] S16 E8 N16 W8\$ N12\$ N10\$.											

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	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	7,500							