



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	03	COMP SHNGL	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		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	1997	1,960	79,645
DCK	368	10	2011	37	1,503
FOP	196	35	1997	69	2,804
TOTALS	2,524			2,066	83,952

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% - 2017		75.25	155,466	1997	1997	0	0	46.00	54.00
Heated Area: 1960 HX Base Yr 2017											

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		83,952	
TOTAL MARKET OB/XF VALUE		1,524	
TOTAL LAND VALUE - MARKET		22,650	
TOTAL MARKET VALUE		108,126	
SOH/AGL Deduction		39,709	
ASSESSED VALUE		68,417	
TOTAL EXEMPTION VALUE		HX HB 43,417	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		108,126	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		88,333	
5 YR PRCL CH, PU XFOB LN 4			
CORR TRAV			
5 YR PRCL CHK DEL XFOB LN 4-7 PU 1-3,			
SOH PORTED FROM CITRUS FOR 2017/KUNZER			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
18001383	SHED	0	12/13/2018
17000962	REROOF-CO	0	07/13/2017
2008835	REROOF	0	09/29/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1004/0277	6/28/2016	WD	U	I	12	35,000
GRANTOR: U.S. BANK TRUST, N.A.						
GRANTEE: KUNZER JOHN MICHAEL						
0996/0629	3/24/2016	CT	U	I	11	100
GRANTOR: BOZMAN ROBIN & STAN/C						
GRANTEE: US BANK TRUST, N.A.						

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	0620	WOOD UTL B	0	100	38	16			6.00	100	1999	1999	3	20	730	
2	0620	WOOD UTL B	0	100	12	8			6.00	100	1999	1999	3	20	115	
3	0940	OPEN SHED	0	100	12	7			4.00	100	1999	1999	3	20	67	
4	0625	PORT WD UT	0	100	12	10			6.00	100	2019	2019	3	85	612	
TOTALS															1,524	

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			0.00	0.00	1.51	AC		1.00	1.00	1.00	15,000.00	15,000.00	22,650							