

ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
01	WOOD FRAME 100		
02	WOOD FRAME 100		
30	VINYL 100		
03	GABLE/HIP 100		
03	COMP SHNGL 100		
04	PLYWOOD 100		
08	SHT VINYL 50		
14	CARPET 50		
03	FORCED AIR 100		
03	CENTRAL 100		
	3 100		
	2 100		
1.	1. 100		
00	N/A 100		
	0 100		
03	AVERAGE		
0200	MOBILE HOME		
2	MKT AREA	10	
39.00	1.00/		
BAS	1,848	100	1995
			1,848
			27,554
TOTALS	1,848		1,848
			27,554

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND		
1	MOBILE HOM	100%	- 2021		Heated Area: 1848								HX Base Yr	2021
BLD DATE		08/15/2013		KLSR		LGL DATE								
XF DATE		08/15/2013		KLSR		LAND DATE		04/07/2010		JBHC				
INC DATE						AG DATE								

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		27,554	
TOTAL MARKET OB/XF VALUE		260	
TOTAL LAND VALUE - MARKET		38,000	
TOTAL MARKET VALUE		65,814	
SOH/AGL Deduction		35,160	
ASSESSED VALUE		30,654	
TOTAL EXEMPTION VALUE		HX HB VX SX 30,654	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		65,814	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		32,925	
ADD SX FOR 2021-VANN			
2021 HX & VX APPLIED VANN			
S/O LOT 15 TO PRCL 04552-001.			
5 YR PRCL CH, N/C			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB24-000439	HVAC CHANGE OUT		06/18/2024
19000111	SAFE INSP-CO	0	01/25/2019
20223	N/A	0	10/24/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1180/0303	11/16/2020	WD	Q	I	01	130,000
GRANTOR: BJTJSAS HOLDINGS LLC						
GRANTEE: VANN HERBERT L JR						
1036/0571	5/09/2017	QC	U	I	11	100
GRANTOR: SCHRADER JOHN ANDREW						
GRANTEE: BJTJSAS HOLDINGS LL						

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	0130	FIRE PLACE	0	100	0	0		1,300.00	20	1995	1995	3	20	260	

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1995] W66 S28 E66 N28 \$.

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			181.00	330.00	1.00	LT		1.00	1.00	1.00	38,000.00	38,000.00	38,000							