

SEC 21-2S-1W NORTHWOOD SUB
 LOT 22 BLOCK A OR 149 P 614
 OR 162 P 27 OR 353 P 594

FINCHER JIM C
 PO BOX 149
 SILVER CREEK, GA 30173

2024

21-2S-01W-212-03941-A22


| ELEMENT | | CD | CONSTRUCTION | | |
|------------------|------------------|---------------|--------------|--------------|----------------------|
| Foundation | 00 | N/A | 100 | | |
| Frame | | N/A | 100 | | |
| Exterior Wall | 30 | VINYL | 100 | | |
| Roof Structur | 03 | GABLE/HIP | 100 | | |
| Roof Cover | 03 | COMP SHNGL | 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 | |
| Story Height | | | 0 | 100 | |
| Stories | 1. | | 1. | 100 | |
| Units | | | 0 | 100 | |
| Quality | 02 | BELOW AVERAGE | | | |
| DOR CODE | 0200 MOBILE HOME | | | | |
| MAP NUM | 2 | MKT AREA | | 11 | |
| NEIGHBORHOOD/LOC | 212.00 | | 1.00/ | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 1,904 | 100 | 2000 | 1,904 | 67,157 |
| FOP | 160 | 30 | 2002 | 48 | 1,693 |
| TOTALS | 2,064 | | | 1,952 | 68,850 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | |
|--------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|-------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | |
| 0200 | 01 | 1,952 | 88.4000 | 61.88 | 120,790 | 2000 | 2000 | | 0 | 0 | 43.00 | 57.00 |
| 1 MOBILE HOM 0% - 0 Heated Area: 1904 HX Base Yr | | | | | | | | | | | | |

68

28

BAS
2000

68

16

10

FOP
2002

10

16

| WAKULLA COUNTY PROPERTY | | | |
|---------------------------------------|-------------|----------|-------------|
| VALUATION SUMMARY | | | PAGE 1 of 1 |
| VALUATION BY | | STANDARD | |
| Tax Group: 3 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 68,850 |
| TOTAL MARKET OB/XF VALUE | | | 741 |
| TOTAL LAND VALUE - MARKET | | | 75,000 |
| TOTAL MARKET VALUE | | | 144,591 |
| SOH/AGL Deduction | | | 11,698 |
| ASSESSED VALUE | | | 132,893 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 132,893 |
| TOTAL JUST VALUE | | | 144,591 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 120,812 |
| 5 YR PRCL CH, NO CHANGE | | | |
| CORR # OF LOTS PER JB | | | |
| RECEIVED T&P NOTICE SIGNED BY W SCOTT | | | |
| T&P OK PER DS | | | |
| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
| 027405 | DW/MH | 0 | 01/23/2001 |
| 027427 | MECH | 0 | 01/13/2001 |
| 020299 | N/A | 0 | 11/08/1995 |

| SALES DATA | | | | | | | |
|-------------------------------|------------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE | |
| 1240/0385 | 11/19/2021 | QC | U | I | 11 | 100 | |
| GRANTOR: FINCHER JIM & SUTTON | | | | | | | |
| GRANTEE: FINCHER JIM C | | | | | | | |
| 1079/0876 | 7/10/2018 | WD | U | I | 12 | 32,000 | |
| GRANTOR: SELENE FINANCE, LP | | | | | | | |
| GRANTEE: SUTTON KENNETH W JR | | | | | | | |

| 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 | 0 | 0 | 0 | | 1,300.00 | 100 | 2000 | 2000 | 3 | 57 | 741 | |

| TOTAL OB/XF | | | | | | | | | |
|-------------|--|--|--|--|--|--|--|--|--|
| 741 | | | | | | | | | |

| 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 | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
| 1 | 000100 | C | SFR | 0 | | | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 75,000.00 | 75,000.00 | 75,000 | | | | | | | |

| TOTAL OB/XF | | | | | | | | | |
|-------------|--|--|--|--|--|--|--|--|--|
| 741 | | | | | | | | | |

| BUILDING NOTES | | | | | | | | | |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS | | | | | | | | | |
|--------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2000] W68 S28 FOP=[YR=2002] S10 E16 N10 W16 \$ E68 N28 \$. | | | | | | | | | |