

ELEMENT		CD		CONSTRUCTION	
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	05	ASPH	TILE	50	
Interior Floo	08	SHT	VINYL	50	
Heating Type	01	NONE		100	
Air Condition	02	WINDOW		100	
Bedrooms				2	100
Bathrooms				1.5	100
Stories	1.			1.100	
Class	00	N/A		100	
Units				0	100
Quality	02	BELOW AVERAGE			
DOR CODE	0200	MOBILE HOME			
MAP NUM	5	MKT AREA			08
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	500	100	1993	500	8,512
BAS	456	100	1999	456	7,763
FSP	144	60	1993	86	1,464
FST	128	65	1993	83	1,413
UCP	192	20	1993	38	647
UCP	300	20	2002	60	1,022
TOTALS	1,720			1,223	20,820

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%	- 2013		Heated Area: 956					HX Base Yr 2013	

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY		STANDARD				
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE		20,820				
TOTAL MARKET OB/XF VALUE		2,044				
TOTAL LAND VALUE - MARKET		10,000				
TOTAL MARKET VALUE		32,864				
SOH/AGL Deduction		15,005				
ASSESSED VALUE		17,859				
TOTAL EXEMPTION VALUE		HX HB DX 17,859				
BASE TAXABLE VALUE		0				
TOTAL JUST VALUE		32,864				
NCON VALUE		0				
INCOME VALUE						
PREVIOUS YEAR MKT VALUE		28,326				
MM 2022 5 YR CK NC						
ADD DX FOR 2019-PHINNEY, STEVEN						
5 YR PRCL CK, CHG FLOR.						
APPLICATION AND FORM, TOLD 3/1/19 IS DEADLINE						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
025441	ELECT	0	07/21/1999			
025428	DW MH	0	07/19/1999			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0892/0810	11/02/2012	QC	U	I	11	100
GRANTOR: PHINNEY MARLENE						
GRANTEE: PHINNEY STEVEN E						
0096/0591	5/01/1978	WD	U	I		3,000
GRANTOR:						
GRANTEE:						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=1993] W46 FST=[YR=1993] E16 N8 UCP=[YR=1993] S8 E24 N8 W24\$ W16 S8\$ UCP=[YR=2002] N6 E40 N6 W24 N2 W18 S14 E2\$ W4 S10 E50 FSP=[YR=1993] W12 S12 BAS=[YR=1999] N12 W38 S12 E38\$ E12 N12\$ N10\$.						

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	0630	METAL UTL	0	100	20	8			160.00	8.00	100	2002	2002	3	20	256	
2	0630	METAL UTL	0	100	8	5			40.00	8.00	100	2002	2002	3	20	64	
3	0130	FIRE PLACE	0	100	0	0			1.00	1,300.00	100	2003	2003	3	60	780	
4	0080	4' CHAINLI	0	100	0	0			363.00	13.00	100	1999	1999	3	20	944	
TOTALS												2,044					

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	DPTH 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	2.00	LT		1.00	1.00	1.00	5,000.00	5,000.00	10,000							