



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	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		4	100
Bathrooms		2	100
Stories	1.	1.	100
Class	00	N/A	100
Units		0	100
Quality	08	FAIR	
DOR CODE	0200	MOBILE HOME	
MAP NUM	4	MKT AREA	04
NEIGHBORHOOD/LOC	000	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,768	100	1998
DCK	16	10	2011
TOTALS	1,784		

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%	- 2023	68.10	120,537	1998	1998	0	0	45.00	55.00	
				Heated Area: 1768					HX Base Yr 2023			

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			66,295
TOTAL MARKET OB/XF VALUE			1,077
TOTAL LAND VALUE - MARKET			8,000
TOTAL MARKET VALUE			75,372
SOH/AGL Deduction			13,850
ASSESSED VALUE			61,522
TOTAL EXEMPTION VALUE	HX HB		36,522
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			75,372
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			59,730
MM 5 YR CK, PU XFOBS.			
2022 TRIM RETURNED TO SNDR - UTF			
5 YR PRCL CK, N/C			
5 YR PRCL CH, CHG QUAL TO FAIR			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001573	HVAC	0	11/08/2017
17001570	HVAC	0	11/08/2017
2011312	MECH	0	05/12/2011
201185	MH SET UP-CO	0	02/11/2011
2008250	A/C	0	03/18/2008
200832	MH-CO	0	01/14/2008
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD
1289/0041	10/24/2022	WD Q	I 01
GRANTOR: CAGNI WENDI		SALE PRICE	
GRANTEE: BOSTROM MARK O		53,500	
1230/0119	9/16/2021	QC U	I 11
GRANTOR: BUSCH ROBERT D		100	
GRANTEE: CAGNI WENDI			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=1998] W22 DCK=[YR=2011] E4 N4 W4 S4\$ W46 S26 E68 N26\$.			

EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS
1	0130	FIRE PLACE	0 100	0 0	1.00
2	0060	DECK WOOD	0 100	10 3	SF 5.00
3	0940	OPEN SHED	0 100	8 8	SF 4.00
4	0525	UTL BLD <1	0 100	12 10	SF 0.00

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0130	FIRE PLACE	0 100	0 0	1.00	UT	1,300.00	1,300.00	100	1998	1998
2	0060	DECK WOOD	0 100	10 3	30.00	SF	5.00	5.00	100	2019	2019
3	0940	OPEN SHED	0 100	8 8	64.00	SF	4.00	4.00	100	2019	2019
4	0525	UTL BLD <1	0 100	12 10	120.00	SF	0.00	0.00	100	2019	2019

LAND DESCRIPTION			
L N	USE CODE	CLS	LAND USE DESCRIPTION
1	000201	C	MH

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	2.00	LT		1.00	1.00	1.00	4,000.00	4,000.00	8,000							