

PARCEL KNOWN AS TRACT A BEING
A PART OF LOT 6 BLOCK A OF
TWIN LAKES ESTATES

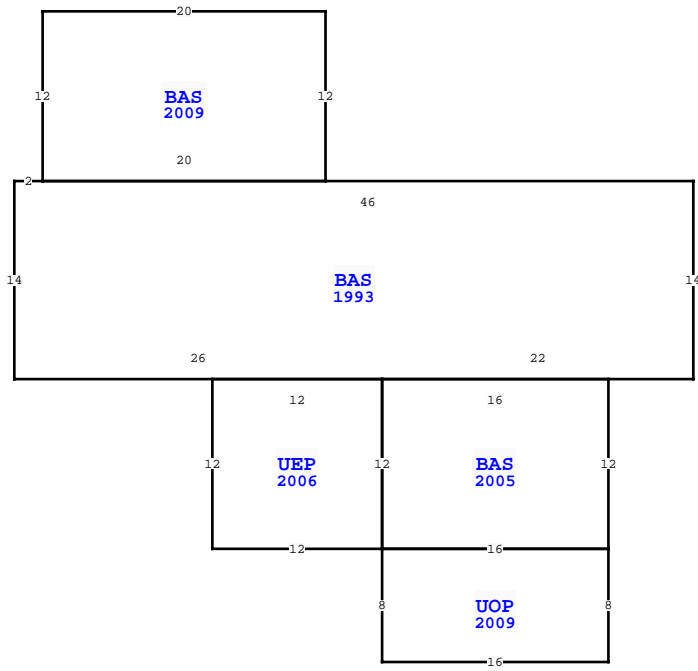
LENTNER MATTHEW/LENTNER ASHLEY
225 JER BE LOU BLVD
PANACEA, FL 32346

2024

23-5S-02W-126-02816-06A

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	01	WOOD FRAME	100
Frame	02	WOOD FRAME	100
Exterior Wall	26	AL SIDING	100
Roof Structure	01	FLAT	100
Roof Cover	01	MINIMUM	100
Interior Wall	04	PLYWOOD	100
Interior Floor	08	SHT VINYL	100
Heating Type	04	AIR DUCTED	100
Air Condition	02	WINDOW	100
Bedrooms		2	100
Bathrooms		1	100
Stories	1.	1.	100
Class	00	N/A	100
Units		0	100
Quality	02	BELOW AVERAGE	
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	672	100	1993
BAS	192	100	2005
BAS	240	100	2009
UEP	144	70	2006
UOP	128	25	2009
TOTALS	1,376		

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		Heated Area: 1104					HX Base Yr 2023	



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			27,155
TOTAL MARKET OB/XF VALUE			176
TOTAL LAND VALUE - MARKET			10,000
TOTAL MARKET VALUE			37,331
SOH/AGL Deduction			10,175
ASSESSED VALUE			27,156
TOTAL EXEMPTION VALUE	HX HB	25,000	
BASE TAXABLE VALUE			2,156
TOTAL JUST VALUE			37,331
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			26,365
COA PER HX APP			
S			
CERT OF CORR BUSE AND COA			
CHG BUSE MH 000800 NOT DCA 000200 SEE PHOTOS			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1196/0309	3/08/2021	QC	U	I	11	100
GRANTOR: PINSON STEVEN R						
GRANTEE: LENTNER MATTHEW						
1076/0022	6/07/2018	QC	U	I	11	100
GRANTOR: PINSON DANNY L						
GRANTEE: PINSON STEVEN R						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0630	METAL UTL	0	100	11	10		8.00	8.00	100	2002

TOTAL OB/XF											
BLD DATE	XF DATE	INC DATE	MMAK	LGL DATE	LAND DATE	AG DATE	MMAK				
08/15/2022	04/04/2019			04/04/2019				176			

BUILDING NOTES											
BAS=[YR=1993] W46 BAS=[YR=2009] E20 N12 W20 S12\$ W2 S14 E26											
UEP=[YR=2006] W12 S12 E12 N12\$ BAS=[YR=2005] S12 E16											
UOP=[YR=2009] W16 S8 E16 N8\$ N12 W16\$ E22 N14\$.											

BUILDING DIMENSIONS											
BAS=[YR=1993] W46 BAS=[YR=2009] E20 N12 W20 S12\$ W2 S14 E26											
UEP=[YR=2006] W12 S12 E12 N12\$ BAS=[YR=2005] S12 E16											
UOP=[YR=2009] W16 S8 E16 N8\$ N12 W16\$ E22 N14\$.											

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		RSU1	148.00	305.00	1.00	LT		1.00	1.00	1.00	10,000.00	10,000.00	10,000							