

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 Structur | 01 | FLAT | 100 |
| Roof Cover | 01 | MINIMUM | 100 |
| Interior Wall | 04 | PLYWOOD | 100 |
| Interior Floo | 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 | 54.88 | 67,887 | 1982 | 1982 | 0 | 0 | 60.00 | 40.00 |
| | | | | Heated Area: 1104 | | | HX Base Yr 2023 | | | | |
| | | | | | | | | | | | |
| BLD DATE | 08/15/2022 | MMAK | LGL DATE | 04/04/2019 | MMAK | LGL DATE | 04/04/2019 | MMAK | | | |
| XF DATE | 04/04/2019 | MMAK | LAND DATE | 04/04/2019 | MMAK | AG DATE | | | | | |
| INC DATE | | | | | | | | | | | |

| WAKULLA COUNTY PROPERTY | | | | PAGE 1 of 1 | 3 | |
|--|-------------|--------------|--------|-------------|--------|------------|
| VALUATION SUMMARY | | | | | | |
| 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 | | | | | | |
| BUILDING NOTES | | | | | | |
| 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\$. | | | | | | |

| 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 | 11 | 10 | | | 8.00 | 100 | 2002 | 2002 | 3 | 20 | 176 | |

| TOTAL OB/XF | | | | | | | | | | | | 176 | | | | | |
|------------------------------|--|--|--|--|--|--|--|--|--|--|--|-----|--|--|--|--|--|
| 225 JER-BE-LOU BLVD, PANACEA | | | | | | | | | | | | | | | | | |

| LAND DESCRIPTION | | | | | | | | | | | | | | | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|--------|--------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | | | | | | | |

| TOTAL OB/XF | | | | | | | | | | | | 176 | | | | | |
|------------------------------|--|--|--|--|--|--|--|--|--|--|--|-----|--|--|--|--|--|
| 225 JER-BE-LOU BLVD, PANACEA | | | | | | | | | | | | | | | | | |