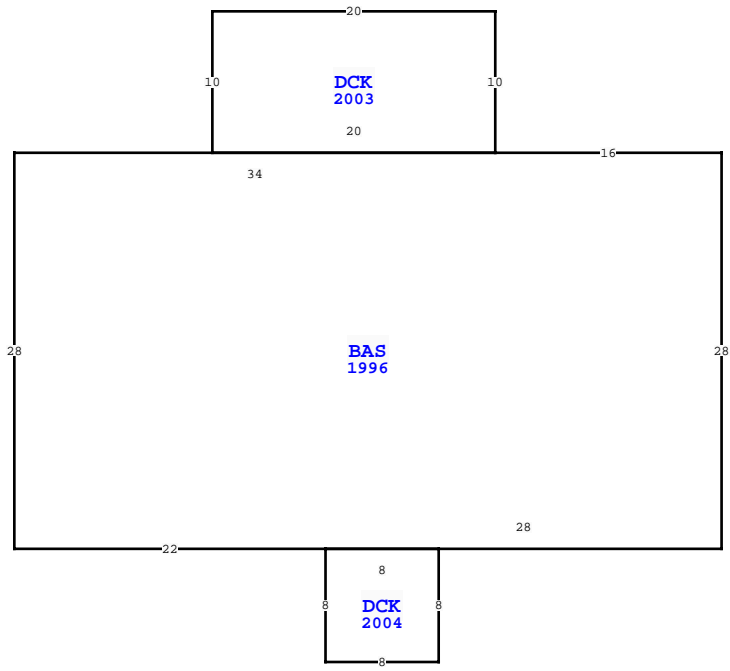


BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Foundation	01	WOOD FRAME	100		
Frame	02	WOOD FRAME	100		
Exterior Wall	30	VINYL	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	10	LAMINATED	70		
Interior Floo	06	ASBSTS TIL	30		
Heating Type	04	AIR DUCTED	100		
Air Condition	03	CENTRAL	100		
Bedrooms		3	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	5	MKT AREA	08		
NEIGHBORHOOD/LOC	164.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,400	100	1996	1,400	49,551
DCK	200	10	2003	20	708
DCK	64	10	2004	6	213
TOTALS	1,664			1,426	50,471

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0200	02	1,426	95.4000	66.78	95,228	1996	1996	0	0	0	47.00	53.00	
1 MOBILE HOM 0% - 2024 Heated Area: 1400 HX Base Yr													



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			50,471
TOTAL MARKET OB/XF VALUE			1,849
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			102,320
SOH/AGL Deduction			0
ASSESSED VALUE			102,320
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			102,320
TOTAL JUST VALUE			102,320
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			56,792
2023 TRM RTND, UTF			
2022 TRIM RETURNED - VACANT - UTF			
2021 TRIM RETURNED TO SENDER; VACANT			
LUTHER FRAZIER DOD 2/26/2020			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
18001343	REROOF-CO	0	12/06/2018
18000124	MECH	0	03/29/2018
020991	N/A	0	05/22/1996
020955	N/A	0	05/13/1996
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD SALE PRICE
1330/0768	9/28/2023	CT U I 11	89,200
GRANTOR: WAKULLA COUNTY CLERK			
GRANTEE: JONES WILLIAM D TRU			
1097/0276	12/28/2018	WD Q I 01	67,000
GRANTOR: TAFF WILLIAM RHETT &			
GRANTEE: FRAZIER LUTHER A			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=1996] W16 DCK=[YR=2003] N10 W20 S10 E20\$ W34 S28 E22 DCK=[YR=2004] S8 E8 N8 W8\$ E28 N28\$.			

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	0700	PORT BLDG	0	0	12	10		8.00	8.00	100	1996	1996	3	53	424	
2	0080	4' CHAINLI	0	0	0	0		13.00	13.00	100	2013	2013	3	57	637	
3	0955	PRIVACY FE	0	0	0	0		15.00	15.00	100	2013	2013	3	75	788	

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	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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							