

ELEMENT		CD		CONSTRUCTION	
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	14	CARPET		90	
Interior Floo	08	SHT	VINYL	10	
Heating Type	03	FORCED	AIR	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	57.00			1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	552	100	2018	552	12,327
UOP	35	25	1993	9	201
TOTALS	587			561	12,528

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HOM	50%	- 2022		Heated Area: 552					HX Base Yr 2022	

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE				12,528	
TOTAL MARKET OB/XF VALUE				0	
TOTAL LAND VALUE - MARKET				8,000	
TOTAL MARKET VALUE				20,528	
SOH/AGL Deduction				3,077	
ASSESSED VALUE				17,451	
TOTAL EXEMPTION VALUE		HA HAB		7,187	
BASE TAXABLE VALUE				10,264	
TOTAL JUST VALUE				20,528	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				18,774	
2023 TRIM RETURNED NO COA					
2023 HX TO HA EXEMP AMOUNT FOR MH & LOT 6					
H3 DOR DUP SS# LIST HX LEON COUNTY					
COA PER RETURNED 2021 TRIM					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1309/0382	4/26/2023	CD	U	I	11	100
GRANTOR: LINCOLN WILLIAM F.T.						
GRANTEE: FISHERMEN CLUB TRUS						
1158/0065	6/30/2020	WD	U	I	30	6,500
GRANTOR: LINCOLN WILLIAM						
GRANTEE: FISHERMEN CLUB TRUS						

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

BLD DATE		06/04/2019	MMJT	LGL DATE	06/04/2019	MMJT
XF DATE	11/26/2018	MMSR	LAND DATE		AG DATE	
INC DATE						

BUILDING NOTES	
40 TULLY AVE, PANACEA	

BUILDING DIMENSIONS	
BAS=[YR=2018] W46 S12 E38 UOP=[YR=1993] W7 S5 E7 N5\$ E8 N12\$.	

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	50			50.00	120.00	2.00	LT		1.00	1.00	1.00	4,000.00	4,000.00	8,000									