

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	50
Interior Floor	14	CARPET	50
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
Condition Adj	11	FAIR	100
Quality	01	MINIMUM	
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
BAS	500	100	1993
TOTALS	500		5,688

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MOBILE HOM	0% - 0		28.44	14,220	1966	1966	0	0	60.00	40.00	Heated Area: 500 HX Base Yr	
<div style="border: 1px solid black; width: 100px; height: 100px; margin: 0 auto; position: relative;"> <span style="position: absolute; top: -10px; left: 50%; transform: translate(-50%, -50%);">10</span> <span style="position: absolute; bottom: -10px; left: 50%; transform: translate(-50%, -50%);">10</span> <span style="position: absolute; left: -50px; top: 50%; transform: translateY(-50%);">50</span> <span style="position: absolute; right: -50px; top: 50%; transform: translateY(-50%);">50</span> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue; font-weight: bold;">BAS 1993</div> </div>													
				BLD DATE	05/22/2019	MMAK	LGL DATE						
				XF DATE	05/22/2019	MMAK	LAND DATE	05/22/2019	MMAK				
				INC DATE									

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		13,708	
TOTAL MARKET OB/XF VALUE		638	
TOTAL LAND VALUE - MARKET		8,000	
TOTAL MARKET VALUE		22,346	
SOH/AGL Deduction		6,919	
ASSESSED VALUE		15,427	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		15,427	
TOTAL JUST VALUE		22,346	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		20,461	
MM NW CHG BLDG 1 TO LIVABLE FAIR COND			
5 YR PRCL CH, CORR PHY ADDRESS BLDG 1			
LAVERNE L FRANZEN DOD 9-15-2016 OR 1016 P 223			
2, PU CORR TRAV CARD 2			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
29253	ELEC	0	07/17/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1048/0150	8/19/2017	QC	U	I	11	0	
GRANTOR: NICHOLS STACY							
GRANTEE: NICHOLS FRED M							
1016/0871	11/04/2016	WD	Q	I	01	25,000	
GRANTOR: FRANZEN EDITH A							
GRANTEE: NICHOLS FRED & STAC							

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	0210	CONCRETE D	0	0	28	19		532.00	SF	6.00				638	

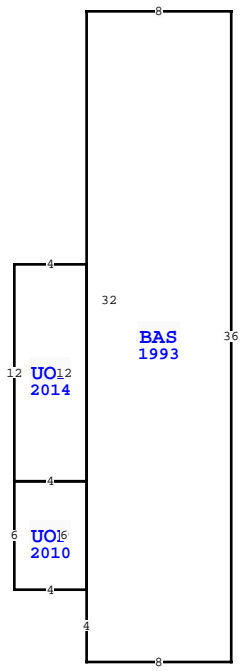
BUILDING NOTES			
98 JOE MACK SMITH ST, PANACEA			

BUILDING DIMENSIONS			
BAS=[YR=1993] W10 S50 E10 N50 \$.			

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	0			50.00	100.00	2.00	LT		1.00	1.00	1.00	4,000.00	4,000.00	8,000							

ELEMENT		CD	CONSTRUCTION		
Foundation	01	WOOD	FRAME	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	26	AL	SIDING	100	
Roof Structur	03	GABLE	HIP	100	
Roof Cover	01	MINIMUM		100	
Interior Wall	05	DRYWALL		100	
Interior Floo	11	CLAY TILE		100	
Heating Type	03	FORCED AIR		100	
Air Condition	02	WINDOW		100	
Bedrooms		1	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	288	100	1993	288	7,548
UOP	24	25	2010	6	157
UOP	48	25	2014	12	314
TOTALS	360			306	8,020

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0200	02	306	93.6000	65.52	20,049	1964	1964	0	0	60.00	40.00		
2 MOBILE HOM		0% - 0	Heated Area: 288		HX Base Yr								



WAKULLA COUNTY PROPERTY			
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VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	13,708		
TOTAL MARKET OB/XF VALUE	638		
TOTAL LAND VALUE - MARKET	8,000		
TOTAL MARKET VALUE	22,346		
SOH/AGL Deduction	6,919		
ASSESSED VALUE	15,427		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	15,427		
TOTAL JUST VALUE	22,346		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	20,461		
5 YR PRCL CH, N/C CARD 1, CORR BLDG CODE CARD			
MACK SMITH			
CARD 1 @ 98 JOE MACK SMITH, CARD 2 @ 94 JOE			
PU FNDN & FRME, CORR EXW, PU CORR TRAV CARD 2			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1048/0150	8/19/2017	QC	U	I	11	0
GRANTOR: NICHOLS STACY						
GRANTEE: NICHOLS FRED M						
1016/0871	11/04/2016	WD	Q	I	01	25,000
GRANTOR: FRANZEN EDITH A						
GRANTEE: NICHOLS FRED & STAC						

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
98 JOE MACK SMITH ST, PANACEA																
BLD DATE 05/22/2019 MMAK LGL DATE 05/22/2019 MMAK LGL DATE 05/22/2019 MMAK																
XF DATE 05/22/2019 MMAK LAND DATE 05/22/2019 MMAK																
INC DATE AG DATE																

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W8 S32 UOP=[YR=2010] N6 W4 UOP=[YR=2014] E4 N12 W4 S12\$ S6 E4\$ S4 E8 N36\$.									

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV