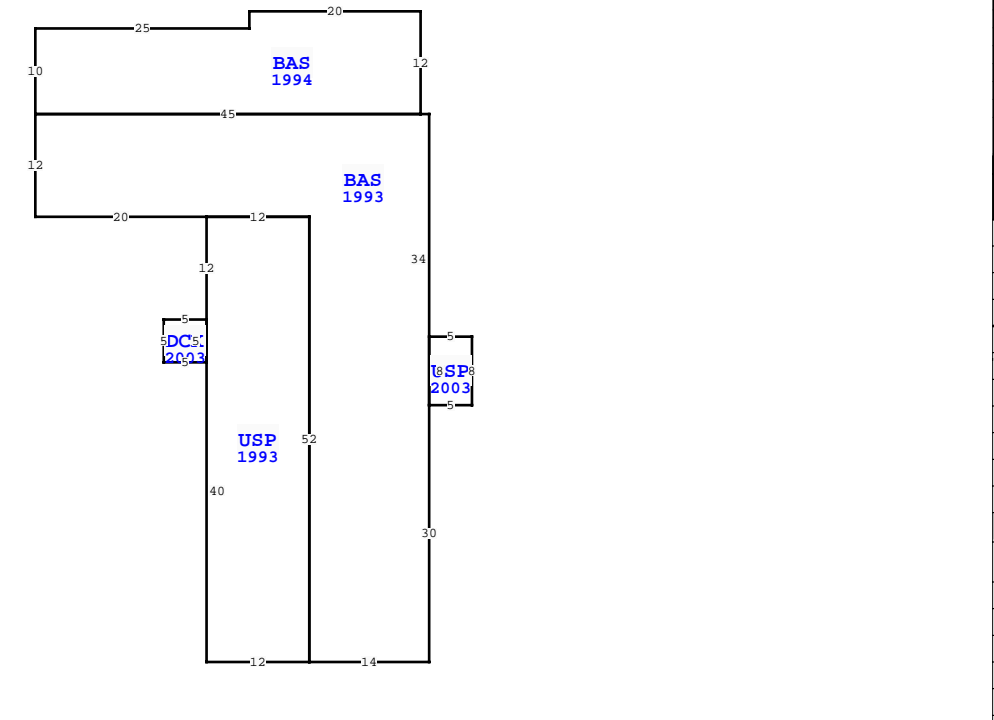




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	01	WOOD FRAME	100
Frame	02	WOOD FRAME	100
Exterior Wall	01	MINIMUM	50
Exterior Wall	08	WD ON PLY	50
Roof Structur	01	FLAT	100
Roof Cover	01	MINIMUM	100
Interior Wall	04	PLYWOOD	50
Interior Wall	05	DRYWALL	50
Interior Floo	08	SHT VINYL	80
Interior Floo	14	CARPET	20
Heating Type	03	FORCED AIR	100
Air Condition	02	WINDOW	100
Bedrooms		3	100
Bathrooms		3	100
Stories	1.	1.	100
Class	00	N/A	100
Units		0	100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0200	02	2,104	72.0800	50.46	106,168	1970	1970	0	0	60.00	40.00		
1 MOBILE HOM 100% - 0 Heated Area: 1770 HX Base Yr													



Quality	02	BELOW AVERAGE			
DOR CODE	0200	MOBILE HOME			
MAP NUM	4	MKT AREA 04			
NEIGHBORHOOD/LOC	161.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,280	100	1993	1,280	25,836
BAS	490	100	1994	490	9,890
DCK	25	10	2003	2	40
USP	624	50	1993	312	6,298
USP	40	50	2003	20	404
TOTALS	2,459			2,104	42,467

38 FRANCIS AVE, PANACEA

BLD DATE	07/10/2018	MMJT	LGL DATE	
XF DATE	07/10/2018	MMJT	LAND DATE	02/25/2013 JBHC
INC DATE			AG DATE	

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	0620	WOOD UTL B	0	100	22	12			6.00	100	1991	1991	3	20	317	
2	0170	GARAGE UNF	0	100	24	16			25.00	30	1995	1995	3	30	2,880	

TOTAL OB/XF 3,197

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			100.00	210.00	1.00	LT		1.00	1.00	1.00	10,000.00	10,000.00	10,000							

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			42,467
TOTAL MARKET OB/XF VALUE			3,197
TOTAL LAND VALUE - MARKET			10,000
TOTAL MARKET VALUE			55,664
SOH/AGL Deduction			42,437
ASSESSED VALUE			13,227
TOTAL EXEMPTION VALUE	HX HB		13,227
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			55,664
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			45,059
5 YR CK, 7-11-23 MM REQ CONDITION DOWN TO FAIR EB			
5 YR PRCL CK, CHG INT, ADD DEPREC XFOB LN 2			
DIMENS XFOB LN 1 & 2, DEL XFOB LN 3-5			
5 YR PRCL CH, PU FNDN, CHG FLOOR, CHG CODE &			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
019738	N/A	0	06/09/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0871/0140	1/31/2012	WD U		I	11	100
GRANTOR: GOLDEN THELMA L SURVI						
GRANTEE: GOLDEN THELMA L & C						
0123/0410	8/01/1986	WD U	V			3,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1994] W20 S2 W25 S10 E45 BAS=[YR=1993] W45 S12 E20													
USP=[YR=1993] S12 DCK=[YR=2003] W5 S5 E5 N5\$ S40 E12 N52													
W12\$ E12 S52 E14 N30 USP=[YR=2003] E5 N8 W5 S8\$ N34 W1\$													
N12\$.													