

ELEMENT		CD		CONSTRUCTION	
Foundation	01	WOOD	FRAME	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	30	VINYL	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	01	MINIMUM	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET	70		
Interior Floo	08	SHT VINYL	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	03	AVERAGE			
DOR CODE	0200	MOBILE HOME			
MAP NUM	2	MKT AREA	10		
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,380	100	1993	1,380	50,764
UOP	24	25	2006	6	221
USP	480	50	2000	240	8,829
TOTALS	1,884			1,626	59,812

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% - 2020		73.57	119,625	1993	1993	0	0	50.00	50.00
Heated Area: 1380 HX Base Yr 2020											

WAKULLA COUNTY PROPERTY				PAGE 1 of 2	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE				59,812		
TOTAL MARKET OB/XF VALUE				29,575		
TOTAL LAND VALUE - MARKET				45,675		
TOTAL MARKET VALUE				135,062		
SOH/AGL Deduction				17,501		
ASSESSED VALUE				117,561		
TOTAL EXEMPTION VALUE				50,000		
BASE TAXABLE VALUE				67,561		
TOTAL JUST VALUE				135,062		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				122,595		
5 YR PRCL CK, CHG CODE & DIM XFOB LN 7						
ADD HX FOR 2020- DAVIS						
RCK 2020-NEED OWNER SSN						
QUESTIONNAIRE MAILED - SECOND NOTICE						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
20000310	METAL SHED	0	04/20/2020			
16001000	ELEC	0	10/06/2016			
18070	N/A	0	01/19/1994			
18035	N/A	0	01/07/1994			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1124/0234	9/13/2019	QC	U	I	30	100
GRANTOR: MCMILLAN NIXIE						
GRANTEE: DAVIS CLARK J III &						
0354/0682	6/01/1999	WD	Q	I		59,500
GRANTOR: BARKER MAURICE D & BO						
GRANTEE: MCMILLAN NIXIE						
BUILDING NOTES						
BUILDING DIMENSIONS						
USP=[YR=2000] W40 S12 E40 BAS=[YR=1993] W60 S23 E46						
UOP=[YR=2006] W6 S4 E6 N4\$ E14 N23\$ N12\$.						

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	100	10	100.00	SF	8.00	8.00	100	1993	1993	3	50	400	
2	0020	BARN, FRAME	0	100	34	680.00	SF	12.00	12.00	100	1994	1994	3	20	1,632	
3	0130	FIRE PLACE	0	100	0	1.00	UT	1,300.00	1,300.00	100	1993	1993	3	50	650	
4	0940	OPEN SHED	0	100	12	240.00	SF	4.00	4.00	100	1996	1996	3	20	192	
5	0620	WOOD UTL B	0	100	12	240.00	SF	6.00	6.00	100	2012	2012	3	52	749	
6	0210	CONCRETE D	0	100	12	72.00	SF	6.00	6.00	100	1996	1996	3	20	86	
7	0520	WORK SHOP	0	100	70	2,100.00	SF	12.00	12.00	100	2020	2020	3	89	22,428	
8	0002	BATH ROOM	0	100	8	32.00	SF	25.00	25.00	100	2012	2012	3	52	416	
9	0213	CONCRETE P	0	100	20	240.00	SF	6.00	6.00	100	2014	2014	3	100	1,440	
10	0213	CONCRETE P	0	100	0	75.00	SF	6.00	6.00	100	2014	2014	3	100	450	

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	100			0.00	0.00	6.09	AC		1.00	1.00	1.00	7,500.00	7,500.00	45,675							

REVIEW DATE 08/12/2020 BY RTJT																								
Total Acres: 6.09					Total Land Value: 45,675					Market: 0					Agricultural: 0					Common: 45,675				
PRINTED 04/29/2026 BY SYS																								

