

ELEMENT		CD		CONSTRUCTION	
Foundation	01	WOOD	FRAME	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	26	AL	SIDING	50	
Exterior Wall	26	AL	SIDING	50	
Roof Structur	01	FLAT	100		
Roof Cover	01	MINIMUM	100		
Interior Wall	04	PLYWOOD	100		
Interior Floo	14	CARPET	100		
Heating Type	04	AIR DUCTED	100		
Air Condition	03	CENTRAL	100		
Bedrooms		2	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	11		
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	1970	672	43,465
BAS	296	100	2007	296	19,145
BAS	326	100	2007	326	21,086
DCK	24	10	1993	2	129
FOP	272	35	1999	95	6,145
TOTALS	1,590			1,391	89,970

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% - 2022		77.00	107,107	1970	2015	0	0	16.00	84.00	
Heated Area: 1294 HX Base Yr 2022												

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			89,970
TOTAL MARKET OB/XF VALUE			6,658
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			119,128
SOH/AGL Deduction			15,815
ASSESSED VALUE			103,313
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			53,313
TOTAL JUST VALUE			119,128
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			100,304
5 YR PRCL CH N/C-RT			
HX WAS IN PATRICIA'S SS#.			
DC PATRICIA WAGONER OR 1130 P 595			
5 YR PRCL CH, CHG QUAL			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
021501	N/A	0	10/21/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1238/0879	11/12/2021	WD	Q	I	01	140,000
GRANTOR: WAGONER JOHN CLINTON						
GRANTEE: NICHOLS CHARLES & D						
0941/0469	5/14/2014	QC	U	I	14	100
GRANTOR: WAGONER JOHN CLINTON						
GRANTEE: WAGONER PATRICIA AN						

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	0050	CARPORT UN	0	100	20	20			9.00	100	1980	1980	3	20	720	
2	0700	PORT BLDG	0	100	20	10			8.00	100	1993	1993	3	50	800	
3	0001	BLOCK UTIL	0	100	9	7			16.00	100	1980	1980	3	20	202	
4	0050	CARPORT UN	0	100	24	18			9.00	100	1993	1993	3	50	1,944	
5	0940	OPEN SHED	0	100	26	9			4.00	100	1993	1993	3	20	187	
6	0001	BLOCK UTIL	0	100	20	20			16.00	100	1973	1973	3	20	1,280	
7	0210	CONCRETE D	0	100	20	20			6.00	100	1980	1980	3	20	480	
8	0211	CONCRETE W	0	100	0	0			6.00	100	1993	1993	3	20	32	
9	0210	CONCRETE D	0	100	26	18			6.00	100	1993	1993	3	20	562	
10	0700	PORT BLDG	0	100	12	10			8.00	100	1990	1990	3	47	451	

TOTAL OB/XF												
6,658												
BLD DATE	08/12/2020	RTFR	LGL DATE	08/12/2020	RTFR							
XF DATE	08/12/2020	RTFR	LAND DATE	08/12/2020	RTFR							
INC DATE			AG DATE									

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=1970] W22 BAS=[YR=2007] E8 N2 E3 N20 W14 S20 E3 S2\$ W19 BAS=[YR=2007] E3 N2 E6 N20 W16 S20 DCK=[YR=1993] N6 W4 S6 E4\$ E7 S2\$ W15 S12 E54 FOP=[YR=1999] W34 S8 E34 N8\$ E2 N12\$.												

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			0.00	0.00	1.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	15,000							
2	000115	C	SFR ACRES	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	7,500							