



ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	03	MASONRY 100
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 50
Interior Floor	16	EPOXY STRP 50
Ceiling	01	FIN.SUSPD 100
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Fixtures		12 100
Story Height		0 100
RMS		1 100
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
1	RV OFFICE	0%	- 0								

Heated Area: 2063 HX Base Yr

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			0
TOTAL MARKET OB/XF VALUE			236,669
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			236,669
SOH/AGL Deduction			43,476
ASSESSED VALUE			193,193
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			193,193
TOTAL JUST VALUE			236,669
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			229,500

Quality	CD	BELOW AVERAGE			
DOR CODE	2820	RV PARK/CAMPGROUND			
MAP NUM	4	MKT AREA 04			
NEIGHBORHOOD/LOC	46.00	1.25/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	144	100	2004	144	0
APT	798	80	2008	638	0
BAS	1,281	100	1960	1,281	0
CAN	104	30	1960	31	0
CAN	108	30	1960	32	0
DCK	64	10	2006	6	0
DCK	64	10	2006	6	0
FOP	64	30	2002	19	0
PTO	180	5	2014	9	0
TOTALS	2,807			2,166	0

CORRECTION ON RV SITES 19 AVERAGE SITES											
ENTERED BY EB											
RV SITE CH, FULL WITH LOW COST QUAL @ 80%											
PRMT CH, DEMO USP, PU CARPORT C/C 12/17/2021											
PERMIT NUM	DESCRIPTION	AMT	ISSUED								
21001025	DEMO PORCH & INST	0	10/29/2021								
OBN21-00011	SWIMMING POOL-CC	0	06/03/2021								
20000731	PLUMB	0	08/18/2020								
17000709	PLUMB	0	05/24/2017								
16000845	PLUMB	0	02/02/2017								
17000128	BLDG	0	02/02/2017								

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0860/0617	8/31/2011	QC	U	V	11	100
GRANTOR: MARSHALL DALLAS						
GRANTEE: PANACEA RV PARK LLC						
0860/0612	8/26/2011	WD	U	V	12	149,000
GRANTOR: WAKULLA BANK						
GRANTEE: MARSHALL DALLAS						

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	2811	RV SITE AV	0	0	0	0	10.00	UT	10,400.00	10,400.00	100	2020	2020	3	100	104,000	
3	0002	BATH ROOM	0	0	34	16	544.00	SF	25.00	25.00	19.5	1980	1980	3	0.5	68	
4	0055	PORTABLE C	0	0	20	20	400.00	SF	0.00	0.00	100	2021	2021	3	93	0	
5	0060	DECK WOOD	0	0	20	20	400.00	SF	5.00	5.00	95	2022	2022	3	4	80	
6	1400	SOLAR WTR	0	0	0	0	1.00	UT	2,000.00	2,000.00	51.9	2012	2012	3	0.1	2	
7	0001	BLOCK UTIL	0	0	11	16	176.00	SF	16.00	16.00	2	1986	1986	3	2	56	
8	0250	ASPHALT AV	0	0	0	0	3,145.00	SF	2.00	2.00	1	1980	1980	3	1	63	
9	0955	PRIVACY FE	0	0	0	0	16.00	LF	15.00	15.00	55	2014	2014	3	24	58	
10	0090	CHAINLINK	0	0	0	0	16.00	LF	12.00	12.00	25	2011	2011	3	22	42	
11	0100	6" CHAINLI	0	0	0	0	177.00	LF	19.00	19.00	19.99	2002	2002	3	0.01	0	

TOTAL OB/XF																								
104,369																								
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	002820	C	RV PARK	0			600.00	100.00	26.00	LT		1.00	1.00	1.00	0.00	0.00	0							

BUILDING NOTES											
BUILDING DIMENSIONS											
AOF=[YR=2004] W12 S12 E12 BAS=[YR=1960] W61 APT=[YR=2008] E49 N12 W13 N10 W21 S10 W15 PTO=[YR=2014] E8 N10 W18 S10E10\$ S12\$ S21 CAN=[YR=1960] S4 E26 N4 FOP=[YR=2002] S8 E8 PTR=S30 W20 DCK=[YR=2006] W8 S8 E8 PTR=E32 DCK=[YR=2006] E8 N8 W8 S8\$ W32\$ N8\$ E20 N30\$ N8 CAN=[YR=1960] S4 E27 N4 W27\$ W8\$ W26\$ E61 N21\$ N12\$.											

LAND DESCRIPTION											
TOTAL OB/XF											
104,369											
REVIEW DATE 05/18/2022 BY MMFR Total Acres: 1.38 Total Land Value: 0 Market: 0 Agricultural: 0 Common: 0 PRINTED 04/22/2026 BY SYS											

