

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	04	PLYWOOD	50
Interior Wall	05	DRYWALL	50
Interior Floo	08	SHT VINYL	50
Interior Floo	14	CARPET	50
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	02	BELOW AVERAGE	
DOR CODE	5000	IMPRVD AG RES	
MAP NUM	5	MKT AREA	13
NEIGHBORHOOD/LOC	000	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	952	100	2005
USP	360	50	2006
TOTALS	1,312		

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% - 2023										Heated Area: 952	HX Base Yr 2023
BLD DATE	10/04/2018	MMJTT	LGL DATE	10/04/2018	MMJTT	LAND DATE	10/04/2018	MMJTT					
XF DATE	10/04/2018	MMJTT	AG DATE										
INC DATE													

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			30,837
TOTAL MARKET OB/XF VALUE			8,052
TOTAL LAND VALUE - MARKET			126,100
TOTAL MARKET VALUE			59,000
SOH/AGL Deduction			23,459
ASSESSED VALUE			35,541
TOTAL EXEMPTION VALUE	HX HB WR		30,000
BASE TAXABLE VALUE			5,541
TOTAL JUST VALUE			164,989
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			48,452
MM 5YRCHK			
PORT FROM LEON - RATCLIFF			
MAILING ADDR UPDATED PER ONLINE COA FORM			
2022 AG RENEWAL RECD			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051781	A/C	0	10/31/2005
20051565	MH	0	09/30/2005
29011	DW MH	0	05/10/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0600/0287	6/13/2005	WD Q	I			60,000
GRANTOR: LANGSTON ROBERT AND E						
GRANTEE: RATCLIFF DALE AND C						
0129/0456	3/23/1987	WD U	V			20,000
GRANTOR:						
GRANTEE:						

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	100	32	14	448.00	SF	6.00	6.00	100	2005	2005	3	24	645	
2	0170	GARAGE UNF	0	100	32	14	448.00	SF	25.00	25.00	100	2000	2000	3	57	6,384	
3	0130	FIRE PLACE	0	100	0	0	1.00	UT	1,300.00	1,300.00	100	2000	2000	3	57	741	
5	0940	OPEN SHED	0	100	32	11	352.00	SF	4.00	4.00	100	2000	2000	3	20	282	
7	0635	PORT MTL U	0	100	24	12	288.00	SF	0.00	0.00	100	2024	2023		100	0	
TOTALS																	

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	000210	C	MH RURAL	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	15,000							
2	005980	A	TIMBER MIX N	0			0.00	0.00	22.22	AC		1.00	1.00	1.00	230.00	230.00	5,111							