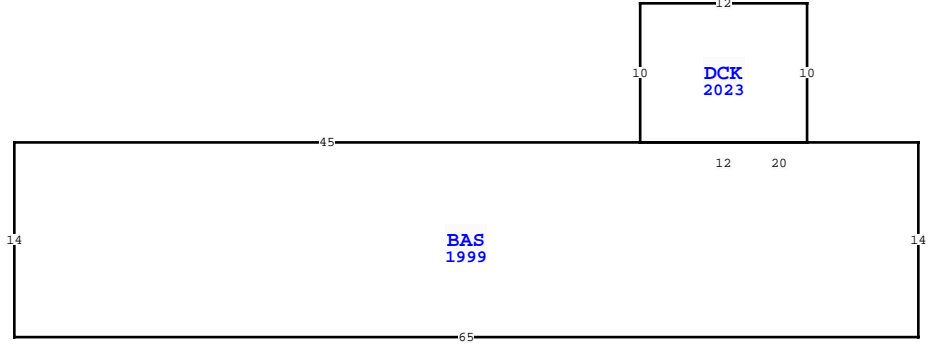


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	01	WOOD FRAME	100
Frame	02	WOOD FRAME	100
Exterior Wall	30	VINYL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	100
Interior Wall	05	DRYWALL	100
Interior Floo	08	SHT VINYL	50
Interior Floo	14	CARPET	50
Heating Type		N/A	100
Air Condition	00	N/A	100
Bedrooms		3	100
Bathrooms		2	100
Stories	0	0	100
Class	00	N/A	100
Units		0	100
Quality	02	BELOW AVERAGE	
DOR CODE	5000	IMPRVD AG RES	
MAP NUM	5	MKT AREA	01
NEIGHBORHOOD/LOC	000	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	910	100	1999
DCK	120	10	2023
TOTALS	1,030		

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% - 2019			48,276	1999	1999	0	0	44.00	56.00
Heated Area: 910 HX Base Yr 2019											



WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY		STANDARD				
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE				27,035		
TOTAL MARKET OB/XF VALUE				6,676		
TOTAL LAND VALUE - MARKET				127,650		
TOTAL MARKET VALUE				53,593		
SOH/AGL Deduction				18,873		
ASSESSED VALUE				34,720		
TOTAL EXEMPTION VALUE		HX HB		25,000		
BASE TAXABLE VALUE				9,720		
TOTAL JUST VALUE				161,361		
NCON VALUE				1,720		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				43,621		
MM 5YRCHK CHNG						
2023 H3 OK COA						
COA PER NCOA REPORT						
2022 AG RENEWAL RECD						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
21000700	MH	0	07/26/2021			
32664	A/C	0	11/12/2004			
32171	MH	0	08/02/2004			
30861	FLFC	0	10/10/2003			
30861	WELL	0	10/10/2003			
30861	WELL	0	10/10/2003			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1217/0399	7/02/2021	QC	U	I	11	100
GRANTOR: WINGATE CHERYL & ROY						
GRANTEE: WINGATE CHERYL & RO						
1070/0613	4/20/2018	WD	Q	I	01	149,000
GRANTOR: HARPER STEPHEN						
GRANTEE: WINGATE CHERYL & RO						
BLD DATE						10/05/2018
XF DATE						10/05/2018
INC DATE						
LGL DATE						11/08/2021
LAND DATE						PB
AG DATE						
BLD DATE						
XF DATE						
INC DATE						
LGL DATE						
LAND 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	0130	FIRE PLACE	0	100	0	0	1.00	UT	1,300.00	1,300.00	100	1999	1999	3	56	728	
2	0620	WOOD UTL B	0	100	0	0	245.00	SF	6.00	6.00	100	2004	2004	3	23	338	
3	0730	FINISHED O	0	100	4	10	40.00	SF	14.00	14.00	100	2009	2009	3	72	403	
4	0960	SCREEN ROO	0	100	15	10	150.00	SF	21.00	21.00	100	2009	2009	3	72	2,268	
5	0935	OPEN SHED	0	100	15	17	255.00	SF	6.00	6.00	100	2009	2009	3	39	597	
6	1000	COOLER	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2009	2009	3	39	975	
8	0940	OPEN SHED	0	100	24	16	384.00	SF	4.00	4.00	100	2024	2020	89	89	1,367	
9	0525	UTL BLD <1	0	100	6	5	30.00	SF	0.00	0.00	100	2024	2020	89	89	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	005970	A	TIMBER MIX 1	0			0.00	0.00	15.02	AC		1.00	1.00	1.00	325.00	325.00	4,882							