

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	13	GALVALUM	100
Interior Wall	05	DRYWALL	100
Interior Floo	08	SHT VINYL	50
Interior Floo	14	CARPET	50
Heating Type	04	AIR DUCTED	100
Air Condition	03	CENTRAL	100
Bedrooms		4	100
Bathrooms		3	100
Stories	1.	1.	100
Class	00	N/A	100
Units		0	100
Quality	03	AVERAGE	
DOR CODE	0200	MOBILE HOME	
MAP NUM	5	MKT AREA	10
NEIGHBORHOOD/LOC	000	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,280	100	2002
TOTALS	2,280		2,280

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% - 2024		81.55	185,934	2002	2002	0	0	41.00	59.00
			Heated Area: 2280			HX Base Yr 2024					
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <div style="position: absolute; top: 0; left: 0; right: 0; border-bottom: 1px solid black;">76</div> <div style="position: absolute; bottom: 0; left: 0; right: 0; border-top: 1px solid black;">76</div> <div style="position: absolute; left: 0; top: 0; bottom: 0; border-right: 1px solid black;">30</div> <div style="position: absolute; right: 0; top: 0; bottom: 0; border-left: 1px solid black;">30</div> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue;"> BAS 2002 </div> </div>											
				BLD DATE	03/20/2017	MMJT	LGL DATE				
				XF DATE	03/20/2017	MMJT	LAND DATE	03/20/2017 MMJT			
				INC DATE							

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		109,701	
TOTAL MARKET OB/XF VALUE		767	
TOTAL LAND VALUE - MARKET		37,500	
TOTAL MARKET VALUE		147,968	
SOH/AGL Deduction		0	
ASSESSED VALUE		147,968	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		97,968	
TOTAL JUST VALUE		147,968	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		121,951	
COA PER 2024 HX APP. DOC SCANNED.			
5YR CK MM DEMO UOP2008 DEMO XFOB X3			
ADD CHG PER TAX COLLECTOR			
SEAN NICHOLS NEVER FILED HX			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
28966	MTLUTL	0	04/26/2002
28929	DWMH	0	04/19/2002
024539	DW MH	0	01/08/1999
19984	N/A	0	08/17/1995
18169	N/A	0	02/11/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1321/0684	7/20/2023	CT	U	I	11	110,000
GRANTOR: WAKULLA COUNTY CLERK						
GRANTEE: SCHANKWEILER JOHN C						
0445/0874	6/06/2002	WD	Q	I		36,000
GRANTOR: LOVELESS DOUGLAS W &						
GRANTEE: NICHOLS ERNEST & WA						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0130	FIRE PLACE	0	100	0	1.00	UT	1,300.00	1,300.00	100	2002
TOTAL OB/XF 767											

BUILDING NOTES			
BAS=[YR=2002] W76 S30 E76 N30\$.			

BUILDING DIMENSIONS			
BAS=[YR=2002] W76 S30 E76 N30\$.			

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	5.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	37,500							