

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	07	PIER BLOCK	100
Frame	02	WOOD FRAME	100
Exterior Wall	30	VINYL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	07	VYL PLANK	100
Ceiling	08	8 FT	100
Heating Type	13	HEAT PUMP	100
Air Condition	13	HEAT PUMP	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Units		0	100
Condition Adj	12	AVERAGE	100
Quality	03	AVERAGE	
DOR CODE	0200	MOBILE HOME	
MAP NUM	5	MKT AREA	08
NEIGHBORHOOD/LOC	22.00	1.25/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,296	100	2023
DCK	16	10	2023
DCK	16	10	2023
TOTALS	1,328		

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		93.62	121,706	2023	2023	0	0	2.00	98.00
				Heated Area: 1296			HX Base Yr 2022				
BLD DATE	04/23/2018	MMJT	LGL DATE	04/23/2018	MMJT	AG DATE	04/23/2018	MMJT			
XF DATE	04/23/2018	MMJT	LAND DATE	04/23/2018	MMJT	AG DATE					
INC DATE											

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		119,272	
TOTAL MARKET OB/XF VALUE		384	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		179,656	
SOH/AGL Deduction		37,367	
ASSESSED VALUE		142,289	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		92,289	
TOTAL JUST VALUE		179,656	
NCON VALUE		119,272	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		53,749	
MM 5YR CK VIA GOOGLE EARTH; SPCD AP REMOVED			
FR PU NCON MH 11-28-2023			
MM LEFT DOOR HANGER			
DC LAXTON CAROL OR 1204 P 78 DOD 1.14.21			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OBN23-00038	MH-CO	0	09/01/2023
B23-000953	DEMO SFD-CC		08/18/2023
B22-000330	MH	0	09/15/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1037/0591	6/14/2017	QC	U	I	14	100
GRANTOR: LAXTON CAROL JEAN A L						
GRANTEE: LAXTON MICHELLE NOR						
0959/0264	12/10/2014	WD	U	I	30	100
GRANTOR: MCPHERSON ARTHUR T, EV						
GRANTEE: LAXTON CAROL JEAN						

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
2	0620	WOOD UTL B	0	100	12	16			6.00	100	2000	2000	3	20	230	
4	0940	OPEN SHED	0	100	12	16			4.00	100	2000	2000	3	20	154	
TOTAL OB/XF 384																

BUILDING NOTES														
BAS=[YR=2023;ORIG=20,20] E40 E4 E4 S27 W30 W4 W14 N27 \$														
DCK=[YR=2023;ORIG=34,47] E4 S4 W4 N4 \$														
DCK=[YR=2023;ORIG=60,16] E4 S4 W4 N4 \$														

BUILDING DIMENSIONS														
BAS=[YR=2023;ORIG=20,20] E40 E4 E4 S27 W30 W4 W14 N27 \$														
DCK=[YR=2023;ORIG=34,47] E4 S4 W4 N4 \$														
DCK=[YR=2023;ORIG=60,16] E4 S4 W4 N4 \$														

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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			50.00	100.00	8.00	LT		1.00	1.00	1.00	7,500.00	7,500.00	60,000							