

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	01	WOOD FRAME	100
Frame	02	WOOD FRAME	100
Exterior Wall	30	VINYL	100
Roof Structur	01	FLAT	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	08	SHT VINYL	50
Interior Floo	14	CARPET	50
Heating Type	02	CONVECTION	100
Air Condition	02	WINDOW	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	0200	MOBILE HOME	
MAP NUM	1	MKT AREA	09
NEIGHBORHOOD/LOC	000	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,196	100	2003
UOP	70	25	2005
USP	200	50	2004
TOTALS	1,466		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HOM	0%	- 0	57.96	76,159	1977	1981	0	0	60.00	40.00
Heated Area: 1196 HX Base Yr											
BLD DATE	05/07/2021	FRFR	LGL DATE	05/07/2021	FRFR						
XF DATE	05/07/2021	FRFR	LAND DATE	05/07/2021	FRFR						
INC DATE			AG DATE								

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			30,464
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			11,920
TOTAL MARKET VALUE			42,384
SOH/AGL Deduction			18,900
ASSESSED VALUE			23,484
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			23,484
TOTAL JUST VALUE			42,384
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			35,682
5YR PRCL CK,CH RCVR			
COA PER NCOA REPORT			
5YR PRCL CH-CHGS TO BE KEYED AT LATER DATE.			
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PERMIT NUM	DESCRIPTION	AMT	ISSUED
30124	RENOV	0	04/23/2003
29656	DWMH	0	12/09/2002
025829	MH	0	10/21/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1292/0102	11/21/2022	QC	U	I	11	100
GRANTOR: NICHOLE JOHN OSCAR						
GRANTEE: NICHOLS JOHN O & EL						
0677/0381	10/04/2006	QC	Q	V	01	100
GRANTOR: HODGE RUTH WIDOW OF W						
GRANTEE: NICHOLS J OSSCAR						

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

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2003] W20 UOP=[YR=2005] N7 W10 S7 E10\$ W32 S23 E32											
USP=[YR=2004] S10 E20 N10 W20\$ E20 N23\$.											

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	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	0			0.00	0.00	1.49	AC		1.00	1.00	1.00	8,000.00	8,000.00	11,920							