

BUILDING CHARACTERISTICS	
ELEMENT	CD
Foundation	01 WOOD FRAME 100
Frame	02 WOOD FRAME 100
Exterior Wall	13 PREFAB PNL 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	01 MINIMUM 100
Interior Wall	02 WALL BD/WD 100
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	0200 MOBILE HOME
MAP NUM	5 MKT AREA 13
NEIGHBORHOOD/LOC	000 1.00/
AREA TYPE	TOTAL GROSS AREA
BAS	1,568
FEP	144
FSP	160
FSP	288
TOTALS	2,160

MARKET ADJUSTMENTS																																											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																																
0200	02	1,959	82.8000	57.96	113,544	1986	1986	0	0	60.00	40.00																																
1 MOBILE HOM 0% - 0 Heated Area: 1690 HX Base Yr																																											
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WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				45,418		
TOTAL MARKET OB/XF VALUE				11,661		
TOTAL LAND VALUE - MARKET				30,000		
TOTAL MARKET VALUE				87,079		
SOH/AGL Deduction				31,698		
ASSESSED VALUE				55,381		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				55,381		
TOTAL JUST VALUE				87,079		
NCON VALUE				0		
INCOME VALUE				0		
PREVIOUS YEAR MKT VALUE				63,603		
MM 5YR CK, CHG XFOB CODE 1/31/2023						
COA PER NCOA REPORT						
5 YR PRCL CH, N/C						
5 YR PRCL CH, CHG QUAL, PU XFOB LN 8-10						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1350/0697	3/13/2024	QC	U	I	11	100
GRANTOR: DECOSMO JANET						
GRANTEE: DECOSMO KATE						
0859/0580	8/12/2011	QC	U	I	11	100
GRANTOR: DECOSMO JAMES V						
GRANTEE: DECOSMO JANET						
BUILDING NOTES						
BUILDING DIMENSIONS						
FEP=[YR=1993] W18 S8 E18 BAS=[YR=1993] W18 FSP=[YR=2006] N8 W36 S8 E36\$ W38 S28 E20 FSP=[YR=2006] S8 E20 N8 W20\$ E36 N28\$ N8\$.						

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	0140	FIRE PLACE	0	0	0	1.00	UT	1,900.00	1,900.00	100	1986	1986	3	40	760	
2	0050	CARPORT UN	0	0	24	480.00	SF	9.00	9.00	100	1991	1991	3	48	2,074	
3	0960	SCREEN ROO	0	0	20	160.00	SF	21.00	21.00	50	1996	1996	3	50	1,680	
4	0375	WOOD WALK	0	0	78	312.00	SF	15.00	15.00	70	1980	1980	3	70	3,276	
5	0330	BOAT SHED	0	0	12	120.00	SF	15.00	15.00	100	1980	1980	3	20	360	
6	0060	DECK WOOD	0	0	18	144.00	SF	5.00	5.00	100	2007	2007	3	40	288	
7	0525	UTL BLD <1	0	0	8	48.00	SF	8.00	8.00	100	1990	1990	3	20	77	
8	0940	OPEN SHED	0	0	24	480.00	SF	4.00	4.00	100	2002	2002	3	20	384	
9	0960	SCREEN ROO	0	0	12	96.00	SF	21.00	21.00	100	2012	2012	3	78	1,572	
10	0615	2 STORY UT	0	0	16	192.00	SF	10.00	10.00	100	2014	2014	3	62	1,190	
TOTAL OB/XF														11,661		

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000260	C	MH-WATER	0			0.00	0.00	2.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	30,000							