



ELEMENT		CD	CONSTRUCTION		
Foundation	01	WOOD	FRAME	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	03	BELOW	AVG.	100	
Roof Structur	03	GABLE/HIP		100	
Roof Cover	01	MINIMUM		100	
Interior Wall	04	PLYWOOD		100	
Interior Floo	08	SHT	VINYL	50	
Interior Floo	14	CARPET		50	
Heating Type	03	FORCED	AIR	100	
Air Condition	02	WINDOW		100	
Bedrooms		2		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	1993	1,064	25,255
USP	192	50	1993	96	2,279
TOTALS	1,256			1,160	27,533

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% - 2000		48.44	56,190	1992	1992	0	0	51.00	49.00
Heated Area: 1064 HX Base Yr 2000											
BLD DATE	06/18/2021	LRFR	LGL DATE	06/18/2021	LRFR						
XF DATE	06/18/2021	LRFR	LAND DATE	06/18/2021	LRFR						
INC DATE			AG DATE								

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		27,533	
TOTAL MARKET OB/XF VALUE		18,778	
TOTAL LAND VALUE - MARKET		22,500	
TOTAL MARKET VALUE		68,811	
SOH/AGL Deduction		24,288	
ASSESSED VALUE		44,523	
TOTAL EXEMPTION VALUE		25,000	
BASE TAXABLE VALUE		19,523	
TOTAL JUST VALUE		68,811	
NCON VALUE		7,152	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		56,257	
FR PRMT CH PU XFOBS			
5 YR PRCL CH N/C-LR			
PU XFOB LN 8			
5 YR PRCL CH, PU CORR QUAL, PU FNDN & FRME,			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
23000658	CARPORT-CC	0	05/31/2023
19000462	REROOF-CO	0	04/11/2019
026146	DW MH	0	01/31/2001
026308	NC	0	03/10/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0350/0471	4/13/1999	WD Q	I			58,200
GRANTOR: COSHATT PENELOPE & RO						
GRANTEE:						
0339/0100	11/25/1998	QC U	V			100
GRANTOR: KIDWELL JAMES G & JEA						
GRANTEE:						

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	0520	WORK SHOP	0 100	48	42	2,016.00	SF	12.00	12.00	100	1982	1982	3	20	4,838	
2	0625	PORT WD UT	0 100	8	10	80.00	SF	6.00	6.00	100	2000	2000	3	20	96	
3	0620	WOOD UTL B	0 100	20	21	420.00	SF	6.00	6.00	10	1982	1982	3	10	252	
4	0940	OPEN SHED	0 100	21	12	252.00	SF	4.00	4.00	10	1982	1982	3	10	101	
5	0375	WOOD WALK	0 100	40	3	120.00	SF	15.00	15.00	100	2001	2001	3	20	360	
6	0900	MH SITE	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	2000	2000	3	100	5,000	
7	0060	DECK WOOD	0 100	16	8	128.00	SF	5.00	5.00	100	2001	2001	3	20	128	
8	0700	PORT BLDG	0 100	16	10	160.00	SF	8.00	8.00	100	2010	2010	3	74	947	
10	0700	PORT BLDG	0 100	12	8	96.00	SF	0.00	0.00	100	2024	2021	AV	96	0	
11	0700	PORT BLDG	0 100	30	12	360.00	SF	0.00	0.00	100	2024	2021	AV	96	0	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W26 USP=[YR=1993] N8 W24 S8 E24 \$ W50 S14 E76 N14 \$.	

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	3.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	22,500							

