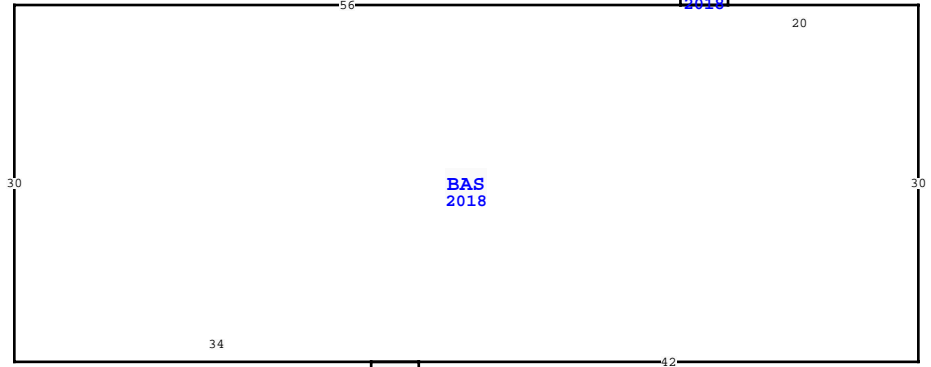


ELEMENT		CD	CONSTRUCTION		
Foundation	01	WOOD	FRAME	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	30	VINYL	100		
Roof Structure	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	80		
Interior Floor	08	SHT VINYL	20		
Heating Type	04	AIR DUCTED	100		
Air Condition	03	CENTRAL	100		
Bedrooms		4	100		
Bathrooms		2	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		02	
NEIGHBORHOOD/LOC	1005.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2018	2,280	152,245
DCK	12	10	2018	1	67
DCK	12	10	2018	1	67
TOTALS	2,304			2,282	152,379

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% - 2019		75.88	173,158	2017	2017	0	0	12.00	88.00	Heated Area: 2280 HX Base Yr 2019	

BAS
2018



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			152,379
TOTAL MARKET OB/XF VALUE			1,439
TOTAL LAND VALUE - MARKET			30,964
TOTAL MARKET VALUE			184,782
SOH/AGL Deduction			46,587
ASSESSED VALUE			138,195
TOTAL EXEMPTION VALUE	HX HB WR SX		105,000
BASE TAXABLE VALUE			33,195
TOTAL JUST VALUE			184,782
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			141,229
ADD SX FOR 2020- MASKELL			
REMOVE H0, MLG & PHY ADDR SAME			
COA PER NCOA REPORT			
5 YR PRCL CH, PU MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000834	MH-CO	0	08/14/2018
20101043	ELECT	0	10/19/2010
2005730	SFD	0	05/26/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1044/0582	8/14/2017	WD	Q	V	01	32,000
GRANTOR: LUSK MATTHEW FLOYD						
GRANTEE: MASKELL STEVE						
1017/0689	11/10/2016	WD	Q	V	01	29,500
GRANTOR: MURPHY WILLIAM						
GRANTEE: LUSK MATTHEW FLOYD						

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	0940	OPEN SHED	0	100	12	11			4.00	100	2007	2007	3	30	158	
2	0020	BARN, FRAME	0	100	24	13			12.00	100	2007	2007	3	30	1,123	
3	0940	OPEN SHED	0	100	12	11			4.00	100	2007	2007	3	30	158	

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	10,250.00	10,250.00	30,750							
2	009530	C	POND	100			0.00	0.00	0.30	AC		1.00	1.00	1.00	100.00	100.00	30							
3	009630	C	WETLAND	100			0.00	0.00	1.84	AC		1.00	1.00	1.00	100.00	100.00	184							