

BUILDING CHARACTERISTICS	
ELEMENT	CD
Foundation	01 WOOD FRAME 100
Frame	02 WOOD FRAME 100
Exterior Wall	30 VINYL 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
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	03 AVERAGE
DOR CODE	0200 MOBILE HOME
MAP NUM	4 MKT AREA 08
NEIGHBORHOOD/LOC	000 1.00/
AREA TYPE	TOTAL GROSS AREA
BAS	1,152
DCK	120
DCK	384
DCK	310
TOTALS	1,966

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		79.59	98,134	1995	2015	0	0	16.00	84.00	Heated Area: 1152 HX Base Yr 2024	
TOTALS												1,233	82,433

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	82,433		
TOTAL MARKET OB/XF VALUE	2,475		
TOTAL LAND VALUE - MARKET	37,650		
TOTAL MARKET VALUE	122,558		
SOH/AGL Deduction	0		
ASSESSED VALUE	122,558		
TOTAL EXEMPTION VALUE	HX HB 50,000		
BASE TAXABLE VALUE	72,558		
TOTAL JUST VALUE	122,558		
NCON VALUE	2,073		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	103,843		
PRMT CK, PU XFOBS AS FUTURE NEW. CHG TRAV, DEMO DC			
FR 5YR CK, DEMO XFOBS, PU NEW TRAV 7/11/2023			
INCR EYB 1995-1999 PRMT 21000809			
5 YR PRCL CK, DEL XFOB LN 12. PU FOUND/FRAME			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24-000827	RENOVATE KITCHEN		10/01/2024
B24-000418	POLE BARN		04/22/2024
B24-000266	EXTERIOR RENO-CC		04/10/2024
21000809	RE-ROOF-CO	0	08/09/2021
20047	N/A	0	09/06/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1274/0800	3/31/2022	WD Q	Q	I	01	225,000
GRANTOR: OAKS CHRISTOPHER C &						
GRANTEE: CASTRO COURTNEY EVA						
0757/0589	6/03/2008	WD Q	Q	I	01	50,000
GRANTOR: AGERTON EVALLEE						
GRANTEE: OAKS CHRISTOPHER C						

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	0211	CONCRETE W	0 100	18	6	108.00	SF	6.00	6.00	100	2003	2003	3	21	136	
4	0700	PORT BLDG	0 100	24	12	288.00	SF	8.00	8.00	100	2005	2005	3	64	1,475	
5	0620	WOOD UTL B	0 100	24	20	480.00	SF	6.00	6.00	100	2007	2007	3	30	864	
TOTAL OB/XF														2,475		

BUILDING NOTES													
BAS=[YR=1995;ORIG=0,0] W48 S12 S12 E14 E34 N24 \$													
DCK=[YR=2002;ORIG=-34,24] S16 E24 N16 W24 \$													
DCK=[YR=2002;ORIG=-48,12] W10 S12 E10 N12 \$													
DCK=[YR=2024;ORIG=-48,-10] E31 S10 W31 N10 \$													

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	5.02	AC		1.00	1.00	1.00	7,500.00	7,500.00	37,650							