

ELEMENT		CD	CONSTRUCTION
Foundation	05	PILE CONCR	100
Frame	02	WOOD FRAME	100
Exterior Wall	05	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	13	GALVALUM	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	100
Heating Type	04	AIR DUCTED	100
Air Condition	03	CENTRAL	100
Bedrooms	1	100	
Bathrooms	1	100	
Story Height	0	100	
Stories	1.	1.100	
Units	0	100	
Kitchen	GD	GOOD	100
Quality	07	GOOD	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM	1	MKT AREA	12
NEIGHBORHOOD/LOC	000	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	956	100	2014
DCK	1,324	10	2014
PCP	2,404	10	2014
TOTALS	4,684		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,328	211.1400	200.58	266,370	2014	2014	0	0	9.00	91.00
1 SINGLE FAM 100% - 2022 Heated Area: 956 HX Base Yr 2022											
BLD DATE	08/01/2017		RTSR	LGL DATE	08/01/2017		RTSR				
XF DATE	08/01/2017		RTSR	LAND DATE	08/01/2017		RTSR				
INC DATE				AG DATE							

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			242,397
TOTAL MARKET OB/XF VALUE			3,357
TOTAL LAND VALUE - MARKET			100,000
TOTAL MARKET VALUE			345,754
SOH/AGL Deduction			59,140
ASSESSED VALUE			286,614
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			236,614
TOTAL JUST VALUE			345,754
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			348,635
5YR CK JS PU XFOB			
COA PER NCOA REPORT			
COA PER WCTC ADDR CHANGE NOTICE			
5 YR PRCL CH,N/C			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2014973	LAWN STORAGE	0	12/10/2014
2013728	SFD-CO	0	10/16/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1225/0493	8/19/2021	WD Q	Q	I	01	370,000
GRANTOR: ARNOLD WILLIAM DEAN &						
GRANTEE: CARSON STEPHEN D. &						
0989/0323	1/12/2016	QC U	U	I	30	100
GRANTOR: ARNOLD WILLIAM D W/RE						
GRANTEE: RICE RONNET ELAINE						

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	0700	PORT BLDG	0	100	12	16	192.00	SF	0.00	0.00	100	2004	2004	3	62	0	
2	0625	PORT WD UT	0	100	12	24	288.00	SF	6.00	6.00	100	2014	2014	3	62	1,071	
3	0060	DECK WOOD	0	100	4	8	32.00	SF	5.00	5.00	100	2014	2014	3	79	126	
4	0371	FLOATING D	0	100	30	5	150.00	SF	20.00	20.00	100	2016	2016	3	72	2,160	

BUILDING NOTES											
DCK=[YR=2014] W14 S10 E12 R10 D10 S14 D10 L10 W14 L10 U10 N14 U10 R10 E2 BAS=[YR=2014] W2 L10 D10 S14 D10 R10 E14 R10 U10 N14 U10 L10 W12\$ N10 W6 L16 D16 D1 R3 S19 PTR=W15 PCP=[YR=2014] N20 U16 L16 W22 L16 D16 S22 D16 R16 E22 R16 U16 U1 L3 N20 U1 R3 U16 L16 W2\$.											

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	000132	C	SFR RIVER	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							