

ELEMENT		CD	CONSTRUCTION		
Foundation	02	CONCR	SLAB	100	
Frame	05	WOOD	FRAME	100	
Exterior Wall	02	HARDIE	BRD	100	
Roof Structur	03	GABLE	HIP	100	
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL		100	
Interior Floo	10	LAMINATED		50	
Interior Floo	14	CARPET		50	
Heating Type	04	AIR DUCTED		100	
Air Condition	03	CENTRAL		100	
Bedrooms				4	
Bathrooms				3	
Story Height				0	
Stories	1.			1.	
Units				0	
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	1	MKT AREA		01	
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,988	100	2013	2,988	287,421
FCP	528	25	2013	132	12,697
FGR	360	50	2013	180	17,314
FOP	40	30	2013	12	1,155
FOP	480	30	2013	144	13,852
FST	10	55	2013	6	577
PTO	408	5	2013	20	1,924
TOTALS	4,814			3,482	334,940

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100% - 2014			372,156	2013	2013	0	0	10.00	90.00
Heated Area: 2988 HX Base Yr 2014											

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		334,940	
TOTAL MARKET OB/XF VALUE		10,625	
TOTAL LAND VALUE - MARKET		70,000	
TOTAL MARKET VALUE		415,565	
SOH/AGL Deduction		127,508	
ASSESSED VALUE		288,057	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		238,057	
TOTAL JUST VALUE		415,565	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		420,101	
5 YR PRCL CK NC			
5 YR PRCL CH, N/C			
COCR140109 TO ADD HX			
5 YR PRCL CH, PU NEW SFD, PU XFOB LN 1-7			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
201371	GAS	0	02/07/2013
201358	MECH	0	01/31/2013
2012853	ELECT	0	12/19/2012
2012814	PLUMB	0	12/05/2012
2012790	SFD-CO	0	11/21/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0723/0367	8/10/2007	WD Q	Q	V		167,500
GRANTOR: WINCHESTER RICHARD BO						
GRANTEE: CHANCEY JOHN R & SU						
0658/0202	5/15/2006	QC Q	Q	V	01	100
GRANTOR: WINCHESTER RICHARD BO						
GRANTEE: WINCHESTER RICHARD						

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	0210	CONCRETE D	0	100	34	36	1,224.00	SF	6.00	6.00	100	2013	2013	3	57	4,186	
2	0211	CONCRETE W	0	100	0	0	202.00	SF	6.00	6.00	100	2013	2013	3	57	691	
3	0211	CONCRETE W	0	100	3	4	12.00	SF	6.00	6.00	100	2013	2013	3	57	41	
4	0211	CONCRETE W	0	100	4	6	24.00	SF	6.00	6.00	100	2013	2013	3	57	82	
5	0250	ASPHALT AV	0	100	0	0	3,443.00	SF	2.00	2.00	100	2013	2013	3	57	3,925	
6	0140	FIRE PLACE	0	100	0	0	1.00	UT	1,900.00	1,900.00	100	2013	2013	3	80	1,520	
7	0770	PUMP HOUSE	0	100	6	8	48.00	SF	5.00	5.00	100	2013	2013	3	75	180	
TOTALS															10,625		

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	000132	C	SFR RIVER	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	70,000.00	70,000.00	70,000							