

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
05	PILE CONCR 100				
02	WOOD FRAME 100				
05	HARDIE BRD 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
09	PINE WOOD 50				
11	CLAY TILE 50				
04	AIR DUCTED 100				
03	CENTRAL 100				
	2 100				
	1 100				
	0 100				
1.	1. 100				
	0 100				
03	AVERAGE				
0100	SINGLE FAMILY				
1	MKT AREA	12			
82.100	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	2006	960	111,647
DCK	108	10	2024	11	1,279
FOP	192	30	2024	58	6,745
TOTALS	1,260			1,029	119,672

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%	- 2024		Heated Area: 960					HX Base Yr 2024		

BAS 2006

FOP 2024

DCK 2024

WAKULLA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			119,672	
TOTAL MARKET OB/XF VALUE			5,820	
TOTAL LAND VALUE - MARKET			90,000	
TOTAL MARKET VALUE			215,492	
SOH/AGL Deduction			151,297	
ASSESSED VALUE			64,195	
TOTAL EXEMPTION VALUE	HX HB		39,195	
BASE TAXABLE VALUE			25,000	
TOTAL JUST VALUE			215,492	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			212,528	
Pu wd walkway, boat deck, chg trav, foundation				
FR PU XFOB LINES 1 AND 2				
5YR PRCL CK NC				
5 YR PRCL CH, N/C				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
OB24-000469	RE-ROOF/SHINGLES-		06/27/2024	
B24-000002	BOARDWALK/DECK-CC		01/19/2024	
21001031	CONCRETE SLAB-CC	0	10/05/2021	
20051930	SFD-CO	0	11/29/2005	

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1220/0553	7/15/2021	WD Q	Q	I	01	190,000
GRANTOR: LYSIAK DENNIS & SUSAN						
GRANTEE: HAHNA ANTON & MARIN						
0286/0020	10/08/1996	WD U	V			20,000
GRANTOR: LYSIAK DENNIS & SUSAN						
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	0211	CONCRETE W	0	100	10	4			6.00	100	2022	2022	3	97	233	
2	0211	CONCRETE W	0	100	24	40			6.00	100	2022	2022	3	97	5,587	

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS=[YR=2006;ORIG=-50,-4] W40 S24 E40 N24 \$												
FOP=[YR=2024;ORIG=-50,-4] E8 S24 W8 N24 \$												
DCK=[YR=2024;ORIG=-69,20] E27 S4 W27 N4 \$												

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	000100	C	SFR	100			103.00	422.00	1.00	LT		1.00	1.00	1.00	90,000.00	90,000.00	90,000								