

ELEMENT		CD		CONSTRUCTION	
Foundation	01	WOOD	FRAME	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	08	WD ON	PLY	100	
Roof Structur	03	GABLE/HIP		100	
Roof Cover	12	MODULAR	MT	100	
Interior Wall	05	DRYWALL		100	
Interior Floo	12	HARDWOOD		50	
Interior Floo	14	CARPET		50	
Heating Type	04	AIR DUCTED		100	
Air Condition	03	CENTRAL		100	
Bedrooms				3	100
Bathrooms				2	100
Story Height				0	100
Stories	1.			1.	100
Units				0	100
Quality	03	AVERAGE			
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,028	100	1993	2,028	126,013
DCK	130	10	2017	13	808
FSP	192	55	1993	106	6,586
FSP	120	55	2004	66	4,101
UOP	24	20	2024	5	311
TOTALS	2,494			2,218	137,819

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% - 0		100.22	222,288	1979	1985	0	0	38.00	62.00
Heated Area: 2028 HX Base Yr											

WAKULLA COUNTY PROPERTY				
VALUATION SUMMARY			PAGE 1 of 1	
VALUATION BY		STANDARD		
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE		137,819		
TOTAL MARKET OB/XF VALUE		2,073		
TOTAL LAND VALUE - MARKET		56,400		
TOTAL MARKET VALUE		196,292		
SOH/AGL Deduction		88,726		
ASSESSED VALUE		107,566		
TOTAL EXEMPTION VALUE		HX HB 50,000		
BASE TAXABLE VALUE		57,566		
TOTAL JUST VALUE		196,292		
NCON VALUE		1,228		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		176,657		
FR 5YR CK, PU NEW TRAV, PU/DEMO XFOBS 5/31/23				
5 YR PRCL CH, PU FNDN & FRME				
5 YR PRCL CK				
PU NEW TRAV,CHG XFOB# 3-NO VALUE,CHG FLR,				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
2013152	RE-ROOF	0	03/14/2013	
30513	DECK	0	07/15/2003	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD	SALE PRICE
1348/0746	2/28/2024	QC U	I 11	100
GRANTOR: REYNOLDS JOHN W & MAR				
GRANTEE: REYNOLDS JOHN W & M				
0112/0648	5/01/1985	WD U	I	50,000
GRANTOR:				
GRANTEE:				
BUILDING NOTES				
BUILDING DIMENSIONS				
BAS=[YR=1993;ORIG=0,3] W24 S22 S10 W12 S2 W20 S24 E12 N3 N3 E8 S3 E12 E12 E12 N55 \$				
FSP=[YR=1993;ORIG=0,-5] W24 S8 E24 N8 \$				
DCK=[YR=2017;ORIG=-24,25] W13 S10 E13 N10 \$				
FSP=[YR=2004;ORIG=-24,58] S10 E12 N10 W12 \$				
UOP=[YR=2024;ORIG=-44,55] E8 S3 W8 N3 \$				

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	0620	WOOD UTL B	0	100	16	24	384.00	SF	6.00	6.00	100	1990	1990	3	20	461	
2	0940	OPEN SHED	0	100	16	30	480.00	SF	4.00	4.00	100	1990	1990	3	20	384	
4	0211	CONCRETE W	0	100	22	3	66.00	SF	6.00	6.00	100	2024	1990	AV	20	79	
5	0211	CONCRETE W	0	100	6	5	30.00	SF	6.00	6.00	100	2024	1990	AV	20	36	
6	0620	WOOD UTL B	0	100	6	8	48.00	SF	6.00	6.00	100	2024	2008	AV	34	98	
7	0080	4' CHAINLI	0	100	0	0	73.00	LF	13.00	13.00	100	2024	2018	AV	80	759	
8	0940	OPEN SHED	0	100	8	10	80.00	SF	4.00	4.00	100	2024	2018	AV	80	256	

LAND DESCRIPTION																								
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			0.00	0.00	7.52	AC		1.00	1.00	1.00	7,500.00	7,500.00	56,400							