



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
19	COMMON BRK 50				
30	VINYL 50				
03	GABLE/HIP 100				
12	MODULAR MT 100				
05	DRYWALL 100				
08	SHT VINYL 50				
14	CARPET 50				
04	AIR DUCTED 100				
03	CENTRAL 100				
	Bedrooms 3 100				
	Bathrooms 2 100				
	Story Height 0 100				
1.1	1. 100				
01	FIREPLACE 100				
	Units 0 100				
08	FAIR				
0100	SINGLE FAMILY				
4	MKT AREA	10			
9.00	1.25/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,128	100	1999	1,128	124,769
FCP	440	25	1999	110	12,167
FEP	168	80	2000	134	14,822
FOP	216	30	1999	65	7,190
FST	132	55	1999	73	8,075
FUS	460	100	1999	460	50,882
TOTALS	2,544			1,970	217,905

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,970	101.2500	120.23	236,853	1999	2015	0	0	8.00	92.00
1 SINGLE FAM 100% - 2021 Heated Area: 1722 HX Base Yr 2021											
BLD DATE 09/16/2019 RTLC LGL DATE XF DATE 09/16/2019 RTLC LAND DATE 03/07/2009 JBHC INC DATE											

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		217,905	
TOTAL MARKET OB/XF VALUE		6,279	
TOTAL LAND VALUE - MARKET		32,000	
TOTAL MARKET VALUE		256,184	
SOH/AGL Deduction		84,893	
ASSESSED VALUE		171,291	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		121,291	
TOTAL JUST VALUE		256,184	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		201,425	
5 PR PRCL CK, CHG QUAL FROM FAIR TO AVG, CHG ELMNT			
ADD HX FO R2021-REYNOLDS			
5 YR PRCL CK, N/C			
5 YR PRCL CH, PU FNDN & FRME			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
16000431	MECH	0	05/06/2016
30312	UTL	0	05/27/2003
025870	BLDG	0	03/10/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1146/0883	4/13/2020	WD Q	Q	I	01	193,900
GRANTOR: SIROIS LEIGH M & EILE						
GRANTEE: REYNOLDS ADAM WESLE						
0356/0148	6/22/1999	WD U	V			8,000
GRANTOR: SIROIS LEIGH M & EILE						
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	0210	CONCRETE D	0	100	0	0	922.00	SF	6.00	6.00	100	1999	1999	3	20	1,106	
3	0620	WOOD UTL B	0	100	14	24	336.00	SF	6.00	6.00	100	2004	2004	3	67	1,351	
4	0940	OPEN SHED	0	100	14	24	336.00	SF	4.00	4.00	100	2004	2004	3	67	900	
5	0211	CONCRETE W	0	100	20	3	60.00	SF	6.00	6.00	100	1999	1999	3	20	72	
6	0125	MTL/VYL AC	0	100	200	0	200.00	LF	14.25	14.25	100	2024	2023	PR	100	2,850	
TOTAL OB/XF 6,279																	

BUILDING NOTES											

BUILDING DIMENSIONS											
FST=[YR=1999] W22 BAS=[YR=1999] W22 FEP=[YR=2000] W14 S12 E14 N12\$ S12 W14 S24 FOP=[YR=1999] S6 E36 N6 W36 \$ E36 N10 FCP=[YR=1999] E22 N20 W22 S20\$ N26\$ S6 E22 N6\$ PTR=[YR=1999] E10 FUS=[YR=1999] S23 E20 N23 W20\$ W10\$.											

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			50.00	100.00	4.00	LT		1.00	1.00	1.00	8,000.00	8,000.00	32,000							