

ELEMENT		CD	CONSTRUCTION		
Foundation	01	WOOD	FRAME	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	05	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		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	4	MKT AREA	10		
NEIGHBORHOOD/LOC	9.00	1.25/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	984	100	2021	984	134,053
FOP	176	30	2021	53	7,220
TOTALS	1,160			1,037	141,275

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%	- 2023		Heated Area: 984					HX Base Yr 2023	

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY		STANDARD				
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE		141,275				
TOTAL MARKET OB/XF VALUE		3,035				
TOTAL LAND VALUE - MARKET		16,000				
TOTAL MARKET VALUE		160,310				
SOH/AGL Deduction		7,068				
ASSESSED VALUE		153,242				
TOTAL EXEMPTION VALUE		50,000		HX HB		
BASE TAXABLE VALUE		103,242				
TOTAL JUST VALUE		160,310				
NCON VALUE		0				
INCOME VALUE						
PREVIOUS YEAR MKT VALUE		148,779				
SPCD						
XFOB LN 4-7, CHG FLOR, ROOF, EXW, & EYB, DEL						
5 YR PRCL CH, PU NEW TRAV & XFOB LN 1-3, DEL						
CHG LOT SIZE.						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
21000045	RENOVATION	0	06/15/2021			
201226	WEATHERIZATION	0	01/20/2012			
2009738	REROOF-SHINGLES	0	09/10/2009			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1250/0706	2/04/2022	WD	Q	I	01	180,000
GRANTOR: ALEXANDER DAVID						
GRANTEE: YOUNG THOMAS						
1207/0249	5/04/2021	WD	Q	I	01	53,000
GRANTOR: ANDREWS JUSTIN J						
GRANTEE: ALEXANDER DAVID						
BLD DATE						10/27/2021
XF DATE						10/27/2021
INC DATE						
LGL DATE						03/07/2009
LAND DATE						
AG DATE						
JTBH						

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	24	20	480.00	SF	6.00	6.00	100	2021	2021	3	93	2,678	
2	0211	CONCRETE W	0	100	12	4	48.00	SF	6.00	6.00	100	2021	2021	3	93	268	
3	0211	CONCRETE W	0	100	4	4	16.00	SF	6.00	6.00	100	2021	2021	3	93	89	

TOTAL OB/XF												3,035					
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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			100.00	100.00	2.00	LT		1.00	1.00	1.00	8,000.00	8,000.00	16,000							

TOTAL OB/XF												3,035					
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BUILDING NOTES											
BUILDING DIMENSIONS											
FOP=[YR=2021] W8 BAS=[YR=2021] W42 S24 E30 N2 E12 N22\$ S22 E8 N22\$.											