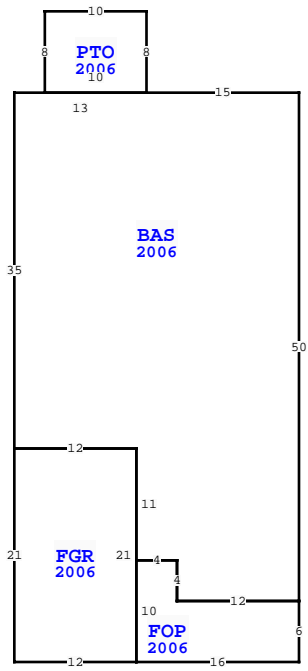




ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
11	CLAY TILE 50				
14	CARPET 50				
04	AIR DUCTED 100				
03	CENTRAL 100				
	3 100				
	2 100				
	0 100				
1.	1. 100				
	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	1,204	100	2006	1,204	132,969
FGR	252	50	2006	126	13,916
FOP	112	30	2006	34	3,755
PTO	80	5	2006	4	442
TOTALS	1,648			1,368	151,082

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,368	112.0500	133.06	182,026	2006	2006	0	0	0	17.00	83.00	
1 SINGLE FAM 0% - 2024 Heated Area: 1204 HX Base Yr													



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		151,082	
TOTAL MARKET OB/XF VALUE		1,904	
TOTAL LAND VALUE - MARKET		8,000	
TOTAL MARKET VALUE		160,986	
SOH/AGL Deduction		0	
ASSESSED VALUE		160,986	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		160,986	
TOTAL JUST VALUE		160,986	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		146,653	
CORRECT CITY AND ZIP CODE			
ADD HX FOR 2021-DUNSFORD			
COA PER WAK TCO			
5 YR PRCL CK, N/C			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2006917	SFD-CO	0	05/30/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1296/0408	12/30/2022	WD Q	Q	I	01	193,000
GRANTOR: DUNSFORD CHRISTIE ANN						
GRANTEE: MURPHY LELAND						
1171/0072	9/21/2020	WD U	U	I	30	140,000
GRANTOR: DUNSFORD CHRISTOPHER						
GRANTEE: DUNSFORD CHRISTIE A						

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	0	29	10	290.00	SF	6.00	6.00	100	2006	2006	3	27	470	
2	0211	CONCRETE W	0	0	4	6	24.00	SF	6.00	6.00	100	2006	2006	3	27	39	
3	0955	PRIVACY FE	0	0	0	0	186.00	LF	15.00	15.00	100	2008	2008	3	50	1,395	

BLD DATE		09/03/2019	RTLC	LGL DATE	
XF DATE	09/03/2019	RTLC	LAND DATE	03/07/2009	JBHC
INC DATE			AG DATE		

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2006] W15 PTO=[YR=2006] N8 W10 S8 E10\$ W13 S35	
FGR=[YR=2006] S21 E12 N21 W12\$ E12 S11 FOP=[YR=2006] S10	
E16 N6 W12 N4 W4\$ E4 S4 E12 N50\$.	

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	0			50.00	100.00	1.00	LT		1.00	1.00	1.00	8,000.00	8,000.00	8,000							