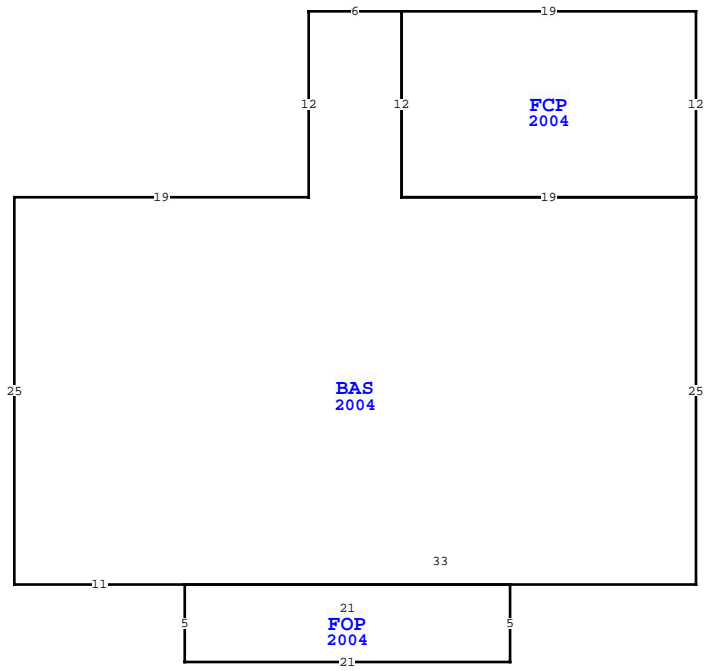




ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	30	VINYL	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	11	CLAY TILE	50		
Interior Floo	14	CARPET	50		
Heating Type	04	AIR DUCTED	100		
Air Condition	03	CENTRAL	100		
Bedrooms				3	100
Bathrooms				2	100
Story Height				0	100
Stories	1.			1.	100
Units				0	100
Quality		08	FAIR		
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	1,172	100	2004	1,172	134,328
FCP	228	25	2004	57	6,533
FOP	105	30	2004	32	3,668
TOTALS	1,505			1,261	144,529

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% - 2008		128.78	162,392	2004	2012	0	0	11.00	89.00
Heated Area: 1172 HX Base Yr 2008											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	144,529		
TOTAL MARKET OB/XF VALUE	2,635		
TOTAL LAND VALUE - MARKET	16,000		
TOTAL MARKET VALUE	163,164		
SOH/AGL Deduction	82,930		
ASSESSED VALUE	80,234		
TOTAL EXEMPTION VALUE	HX HB WX 55,000		
BASE TAXABLE VALUE	25,234		
TOTAL JUST VALUE	163,164		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	151,444		
5 YR PRCL CK, CHG QUAL FROM FAIR TO AVG, CHG ELMNT			
INCR EYB 2008-2012 RE-ROOF CC 4-2022			
5 YR PRCL CK, PU XFOB LN 5			
XFOB LN 1 & 2, PU CORR LF XFOB LN 3			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB22-000143	RE-ROOF-CC	0	03/08/2022
20000793	RE-ROOF-CC	0	08/19/2020
20000793	SIDING-CO	0	08/19/2020
2009576	FRONT DOOR	0	07/06/2009
32114	CON SFD	0	07/20/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0716/0139	6/22/2007	WD Q	Q	I	02	125,000
GRANTOR: CALLAHAN DONALD R. &						
GRANTEE: MATTHEWS BARBARA A.						
0567/0501	11/22/2004	TD U	I			113,197
GRANTOR: WESSINGER						
GRANTEE: CALLAHAN						

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	65	11			715.00	SF	6.00	2004	2004	3	23	987
2	0211	CONCRETE W	0	100	0	0			300.00	SF	6.00	2004	2004	3	23	414
3	0955	PRIVACY FE	0	100	0	0			207.00	LF	15.00	2004	2004	3	10	311
4	0700	PORT BLDG	0	100	10	8			80.00	SF	8.00	2007	2007	3	68	435
5	0080	4' CHAINLI	0	100	0	0			56.00	LF	13.00	2015	2015	3	67	488

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			50.00	100.00	2.00	LT		1.00	1.00	1.00	8,000.00	8,000.00	16,000							