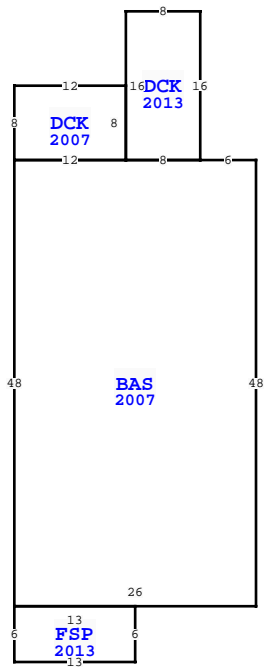




ELEMENT		CD	CONSTRUCTION		
Foundation	03		CONCR STEM 100		
Frame	02		WOOD FRAME 100		
Exterior Wall	30		VINYL 100		
Roof Structur	03		GABLE/HIP 100		
Roof Cover	03		COMP SHNGL 100		
Interior Wall	05		DRYWALL 100		
Interior Floor	08		SHT VINYL 50		
Interior Floor	14		CARPET 50		
Heating Type	04		AIR DUCTED 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	1,248	100	2007	1,248	124,362
DCK	96	10	2007	10	996
DCK	128	10	2013	13	1,295
FSP	78	55	2013	43	4,285
TOTALS	1,550			1,314	130,939

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,314	99.9000	118.63	155,880	2007	2007	0	0	16.00	84.00		
1 SINGLE FAM 100% - 2009 Heated Area: 1248 HX Base Yr 2009													



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			130,939
TOTAL MARKET OB/XF VALUE			1,397
TOTAL LAND VALUE - MARKET			24,000
TOTAL MARKET VALUE			156,336
SOH/AGL Deduction			60,021
ASSESSED VALUE			96,315
TOTAL EXEMPTION VALUE	HX HB DX		55,000
BASE TAXABLE VALUE			41,315
TOTAL JUST VALUE			156,336
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			127,950
COMBINE REQ TONY DUNCAN 850-556-7700 - COMBINE LOT			
PRCL:0:2: EB 09/23			
PRCL:0:1: REMOVED LND SZ ADJ TO MATCH OTHER LOTS.			
5 YR PRCL CK, N/C			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061070	SFD-CO	0	06/29/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1374/0833	8/01/2024	QC	P	I	98	100
GRANTOR: SHUFF JOHN W III						
GRANTEE: TIDEWATER INVESTMEN						
1343/0293	1/09/2024	WD	Q	I	01	269,900
GRANTOR: DUNCAN TONY C						
GRANTEE: BROGIOLI LACEY VASC						

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	0940	OPEN SHED	0 100	12	12	144.00	SF	4.00	4.00	100	2008	2008	3	34	196	
2	0955	PRIVACY FE	0 100	0	0	78.00	LF	15.00	15.00	100	2010	2010	3	60	702	
3	0700	PORT BLDG	0 100	8	10	80.00	SF	8.00	8.00	100	2012	2012	3	78	499	
TOTALS														1,397		

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					1.00	LT		1.00	1.00	1.00	8,000.00	8,000.00	8,000							
2	000000	C	VAC RES	0			0.00	0.00	2.00	LT		1.00	1.00	1.00	8,000.00	8,000.00	16,000							