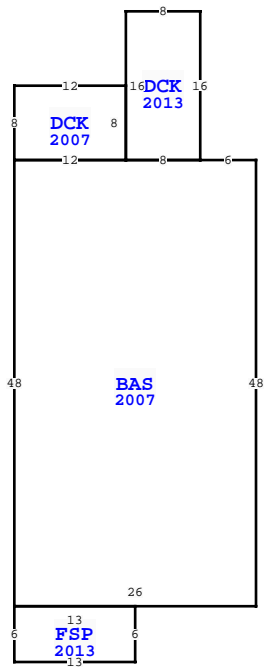




ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
03	CONCR STEM 100				
02	WOOD FRAME 100				
30	VINYL 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
08	SHT VINYL 50				
14	CARPET 50				
04	AIR DUCTED 100				
03	CENTRAL 100				
	3 100				
	2 100				
	0 100				
1.	1. 100				
	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	1,248	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				PAGE 1 of 1	3	
VALUATION SUMMARY						
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				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						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2007] W6 DCK=[YR=2013] N16 W8 S16 E8\$ W8						
DCK=[YR=2007] N8 W12 S8 E12\$ W12 S48 FSP=[YR=2013] S6 E13 N6 W13\$ E26 N48\$.						

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			4.00	100	2008	2008	3	34	196	
2	0955	PRIVACY FE	0	100	0	0		15.00	15.00	100	2010	2010	3	60	702	
3	0700	PORT BLDG	0	100	8	10		8.00	8.00	100	2012	2012	3	78	499	
TOTALS														1,397		

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					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							