



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 Floor	11		CLAY TILE	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	12.00			1.20/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,150	100	2005	1,150	116,584
FGR	252	50	2005	126	12,773
FOP	276	30	2005	83	8,414
FSP	120	55	2005	66	6,691
TOTALS	1,798			1,425	144,462

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%	- 2021									
Heated Area: 1150						HX Base Yr 2021						
BLD DATE 09/24/2019 RTJT LGL DATE 03/09/2008 JBHC XF DATE 09/24/2019 RTJT LAND DATE AG DATE INC DATE												

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE		144,462			
TOTAL MARKET OB/XF VALUE		2,331			
TOTAL LAND VALUE - MARKET		20,400			
TOTAL MARKET VALUE		167,193			
SOH/AGL Deduction		41,624			
ASSESSED VALUE		125,569			
TOTAL EXEMPTION VALUE		HX HB 50,000			
BASE TAXABLE VALUE		75,569			
TOTAL JUST VALUE		167,193			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		151,587			
H5 DUE TO COA PER NCOA REPORT - FAMILY MOVE					
2021 HX APPLIED NICHOLS					
5 YR PRCL CH, N/C					
5 YR PRCL CH, PU FNDN & FRME, CHG FLOOR					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
2011603	ALTERATION	0	09/01/2011		
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V / I /	RSN CD	SALE PRICE
1187/0880	12/28/2020	WD Q	Q I	01	155,000
GRANTOR: MASSEY RUSALINDA G					
GRANTEE: NICHOLS JAMES & JAM					
0621/0389	7/05/2005	WD Q	I		103,600
GRANTOR: TRIPLE H					
GRANTEE: MASSEY					
BUILDING NOTES					
BUILDING DIMENSIONS					
BAS=[YR=2005] W46 FGR=[YR=2005] E21 N12 FSP=[YR=2005] S12 E10 N12 W10\$ W21 S12\$ S25 E46 FOP=[YR=2005] W46 S6 E46 N6\$ N25\$.					

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	0	0			930.00	6.00	100	2005	2005	3	24	1,339	
2	0211	CONCRETE W	0	100	37	3			111.00	SF 6.00	100	2005	2005	3	24	160	
3	0130	FIRE PLACE	0	100	0	0			1.00	UT 1,300.00	1,300.00	100	2005	2005	3	64	832

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			0.00	0.00	1.50	LT		1.00	1.00	1.00	13,600.00	13,600.00	20,400							