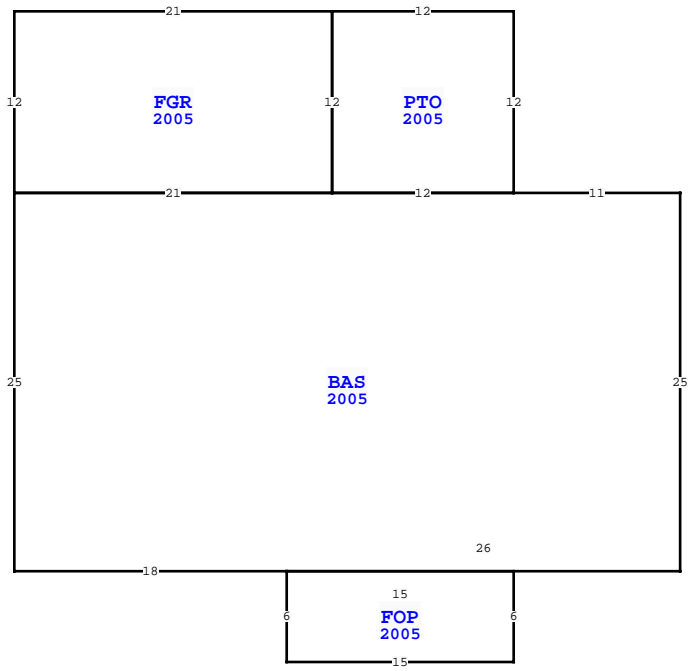




ELEMENT		CD	CONSTRUCTION		
Foundation	02		CONCR	SLAB 100	
Frame	02		WOOD	FRAME 100	
Exterior Wall	30		VINYL	100	
Roof Structur	03		GABLE/HIP	100	
Roof Cover	03		COMP SHNGL	100	
Interior Wall	05		DRYWALL	100	
Interior Floor	12		HARDWOOD	50	
Interior Floor	14		CARPET	50	
Heating Type	04		AIR DUCTED	100	
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	1,100	100	2005	1,100	105,967
FGR	252	50	2005	126	12,138
FOP	90	30	2005	27	2,601
PTO	144	5	2005	7	674
TOTALS	1,586			1,260	121,380

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,260	103.0500	117.48	148,025	2005	2005	0	0	18.00	82.00	
1 SINGLE FAM 100% - 2021 Heated Area: 1100 HX Base Yr 2021												



WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION BY				STANDARD		
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE				121,380		
TOTAL MARKET OB/XF VALUE				6,314		
TOTAL LAND VALUE - MARKET				54,400		
TOTAL MARKET VALUE				182,094		
SOH/AGL Deduction				56,016		
ASSESSED VALUE				126,078		
TOTAL EXEMPTION VALUE				50,000		
BASE TAXABLE VALUE				76,078		
TOTAL JUST VALUE				182,094		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				159,553		
ADD HX FOR 2021- MCKENZIE						
MAILED RENEWAL CARD-2020						
UPDATED SPOUSE INFO PER QUESTIONNAIRE						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
32810	SFD	0	12/15/2004			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1175/0017	10/14/2020	WD	Q	I	01	159,000
GRANTOR: THOMAS JACOB & MELISS						
GRANTEE: LEDBETTER MCKENZIE						
1050/0475	10/13/2017	WD	Q	I	01	114,000
GRANTOR: LAMB HOYT JAMES JR						
GRANTEE: THOMAS JACOB						
BLD DATE						09/24/2019
XF DATE						09/24/2019
INC DATE						
LGL DATE						03/09/2008
LAND DATE						JBHC
AG DATE						
BLD DATE						09/24/2019
XF DATE						09/24/2019
INC DATE						
LGL DATE						03/09/2008
LAND DATE						JBHC
AG DATE						
BLD DATE						09/24/2019
XF DATE						09/24/2019
INC DATE						
LGL DATE						03/09/2008
LAND DATE						JBHC
AG DATE						

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	297.00	SF	6.00	6.00	100	2005	2005	3	24	428	
2	0955	PRIVACY FE	0	100	0	0	308.00	LF	15.00	15.00	100	2006	2006	3	30	1,386	
3	0700	PORT BLDG	0	100	8	10	80.00	SF	8.00	8.00	100	2008	2008	3	70	448	
4	0030	BARN, POLE	0	100	32	21	672.00	SF	9.00	9.00	100	2015	2015	3	67	4,052	

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			50.00	100.00	1.00	LT		1.00	1.00	1.00	13,600.00	13,600.00	13,600							
2	000000	C	VAC RES	100			50.00	100.00	3.00	LT		1.00	1.00	1.00	13,600.00	13,600.00	40,800							
													6,314											

BUILDING NOTES												
BAS=[YR=2005] W11 PTO=[YR=2005] N12 W12 S12 E12\$ W12												
FGR=[YR=2005] N12 W21 S12 E21\$ W21 S25 E18 FOP=[YR=2005] S6 E15 N6 W15\$ E26 N25\$.												

REVIEW DATE													BY												
09/24/2019													RTJT												
Total Acres: 0.23													Total Land Value: 54,400												
Market: 0													Agricultural: 0												
Common: 54,400													PRINTED 05/06/2026 BY SYS												