

BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Foundation	02	CONCR SLAB 100			
Frame	02	WOOD FRAME 100			
Exterior Wall	05	HARDIE BRD 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	12	HARDWOOD 50			
Heating Type	04	AIR DUCTED 100			
Air Condition	03	CENTRAL 100			
Bedrooms		4 100			
Bathrooms		2 100			
Story Height		0 100			
Stories	1.5	1.5 100			
Units		0 100			
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	4	MKT AREA 10			
NEIGHBORHOOD/LOC	342.00	1.15/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,318	100	2008	2,318	258,307
FGR	484	50	2008	242	26,967
FOP	832	30	2008	250	27,859
UOP	200	20	2021	40	4,457
UST	1,326	45	2008	597	66,527
TOTALS	5,160			3,447	384,117

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%	- 2009		451,902	2008	2008	0	0	15.00	85.00	

Heated Area: 2318 HX Base Yr 2009

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			384,117
TOTAL MARKET OB/XF VALUE			7,362
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			441,479
SOH/AGL Deduction			219,257
ASSESSED VALUE			222,222
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			172,222
TOTAL JUST VALUE			441,479
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			428,129
FR 5YR PRCL CK - PU NEW TRAVERSE			
5 YR PRCL CHK PU XFOB LN 4			
DEL XFOB LN 4, PU UST IN TRAV			
XFOB LN 1			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB24-000291	RE-ROOF/SHINGLES-		04/30/2024
2007898	SFD-CO	0	06/25/2007
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD SALE PRICE
0680/0708	9/22/2006	WD Q	I 67,900
GRANTOR: WAKULLA FOREST GENERA			
GRANTEE: CARTER HAROLD & JEN			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=2008] W22 UOP=[YR=2021] N10 W20 FGR=[YR=2008] W22 S22 E22 N22\$ S10 E20\$ W20 S12 W12 S22 FOP=[YR=2008] E8 S19 E38 N31 E8 S39 W54 N27\$ E8 S19 E38 N31 E8 N22\$ PTR=E10 UST=[YR=2008] S33 E7 S6 E4 N6 E6 S6 E4 N6 E6 S6 E4 N6 E7 N33 W38\$ W10\$.			

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	2,343.00	SF	6.00	6.00	100	2008	2008	3	34	4,780	
2	0130	FIRE PLACE	0	100	0	1.00	UT	1,300.00	1,300.00	100	2008	2008	3	70	910	
3	0955	PRIVACY FE	0	100	0	173.00	LF	15.00	15.00	100	2008	2008	3	50	1,298	
4	0625	PORT WD UT	0	100	10	120.00	SF	6.00	6.00	100	2012	2012	3	52	374	

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							