

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	02	WOOD FRAME	100
Exterior Wall	05	HARDIE BRD	90
Exterior Wall	19	COMMON BRK	10
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	07	VYL PLANK	80
Interior Floo	11	CLAY TILE	20
Heating Type	04	AIR DUCTED	100
Air Condition	03	CENTRAL	100
Bedrooms		4	100
Bathrooms		2	100
Story Height		0	100
Stories	1.	1.	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
BAS	1,939	100	2021
FGR	561	50	2021
FOP	120	30	2021
FOP	198	30	2021
PTO	16	5	2021
PTO	84	5	2021
TOTALS	2,918		

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%	- 2022								
Heated Area: 1939 HX Base Yr 2022											
BLD DATE	11/17/2021	MMMM	LGL DATE								
XF DATE	11/17/2021	MMMM	LAND DATE	11/17/2021	MMMM						
INC DATE			AG DATE								

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY				STANDARD	
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				287,509	
TOTAL MARKET OB/XF VALUE				14,979	
TOTAL LAND VALUE - MARKET				50,000	
TOTAL MARKET VALUE				352,488	
SOH/AGL Deduction				87,586	
ASSESSED VALUE				264,902	
TOTAL EXEMPTION VALUE				50,000	
BASE TAXABLE VALUE				214,902	
TOTAL JUST VALUE				352,488	
NCON VALUE				0	
INCOME VALUE				0	
PREVIOUS YEAR MKT VALUE				338,520	
FR PRMT CK, PU XFOB. CC 04/2022					
COA PER NCOA REPORT					
ADD HX 2022 - BEARD					
2022 PORT FROM HILLSBOROUGH- BEARD					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
22000159	SHED-CC	0	02/18/2022		
21000027	SFD-CO	0	03/19/2021		
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V / I /	RSN CD	SALE PRICE
1177/0080	10/30/2020	WD Q	V	01	42,500
GRANTOR: CCSW THREE HOLDINGS L					
GRANTEE: BEARD ARTHUR DALE					
1177/0078	5/14/2020	QC U	V	30	100
GRANTOR: THOMPSON GLEN KEVIN &					
GRANTEE: CCSW THREE HOLDINGS					
BUILDING NOTES					
BUILDING DIMENSIONS					
BAS=[YR=2021] W34 N3 W12 PTO=[YR=2021] E12 N7 FOP=[YR=2021] S10 E12 N10 W8 PTO=[YR=2021] E4 N4 W4 S4\$ W4\$ W12 S7\$ N11 W24 S20 E23 FGR=[YR=2021] W23 S25 E16 N2 E7 N23\$ S25 POP=[YR=2021] S6 E33 N6 W33\$ E33 N2 E14 N29\$.					

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	0131	FIRE PLACE	0	100	0	1.00	UT	700.00	700.00	100	2021	2021	3	96	672			
2	0210	CONCRETE D	0	100	181	2,172.00	SF	6.00	6.00	100	2021	2021	3	93	12,120			
3	0210	CONCRETE D	0	100	0	180.00	SF	6.00	6.00	100	2021	2021	3	93	1,004			
4	0211	CONCRETE W	0	100	0	212.00	SF	6.00	6.00	100	2021	2021	3	93	1,183			
5	0700	PORT BLDG	0	100	12	216.00	SF	0.00	0.00	100	2022	2022	3	98	0			
TOTALS												2,918		2,319	287,509			

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