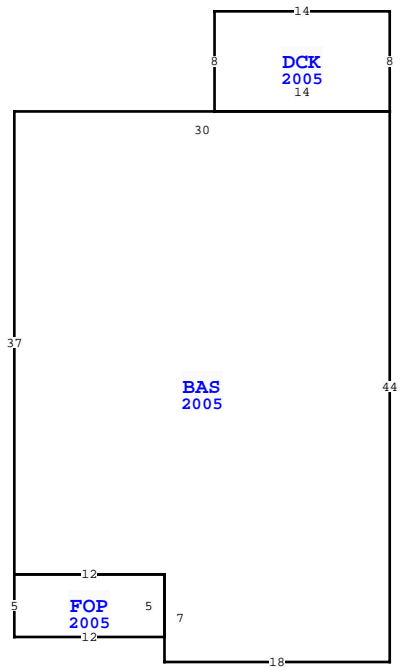




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	02	WOOD FRAME	100
Exterior Wall	30	VINYL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	08	SHT VINYL	50
Interior Floo	14	CARPET	50
Heating Type	04	AIR DUCTED	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	8.00	1.25/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,236	100	2005
DCK	112	10	2005
FOP	60	30	2005
TOTALS	1,408		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,265	98.1000	116.49	147,360	2005	2005	0	0	18.00	82.00		
1 SINGLE FAM 0% - 0 Heated Area: 1236 HX Base Yr													



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			120,835
TOTAL MARKET OB/XF VALUE			735
TOTAL LAND VALUE - MARKET			7,000
TOTAL MARKET VALUE			128,570
SOH/AGL Deduction			11,044
ASSESSED VALUE			117,526
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			117,526
TOTAL JUST VALUE			128,570
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			110,675
5 YR PRCL CK, N/C			
COA JAMES 850-567-2630 JBOYDLBOYD@HOTMAIL.COM			
XFOB LN 2, PU XFOB LN 3, CHG BEDS & BATH			
5 YR PRCL CH, PU RSTR, FNDN, FRME, CHG SIZE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB24-000228	HVAC CHANGE OUT		04/10/2024
2005947	SFD	0	07/11/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0621/0776	10/14/2005	WD	Q	V		117,000
GRANTOR: AVALON CONST						
GRANTEE: JAMES & LAURE BOYD						
0585/0884	3/31/2005	WD	Q	V	02	7,500
GRANTOR: THOMPSON						
GRANTEE: AVALON CONSTRUCTION						

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	0	24	18	432.00	SF	6.00	6.00	100	2010	2005	3	24	622	
2	0211	CONCRETE W	0	0	7	4	28.00	SF	6.00	6.00	100	2005	2005	3	67	113	
3	0700	PORT BLDG	0	0	6	10	60.00	SF	0.00	0.00	100	2008	2008	3	70	0	
TOTALS																	

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	DPHT 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	0			50.00	100.00	1.00	LT		1.00	1.00	1.00	7,000.00	7,000.00	7,000							