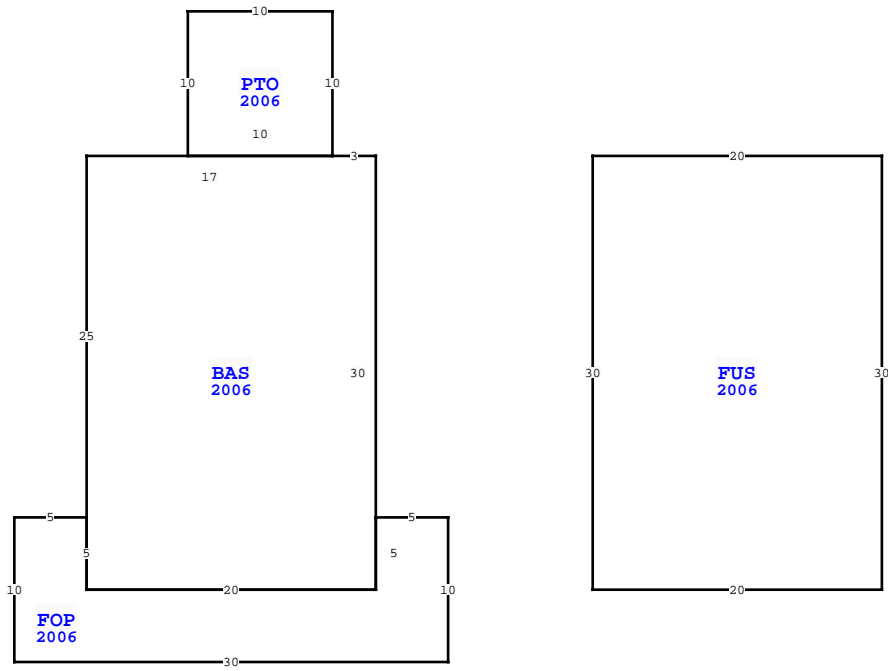




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	02	WOOD FRAME	100
Exterior Wall	30	VINYL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Heating Type	04	AIR DUCTED	100
Air Condition	03	CENTRAL	100
Bedrooms		2	100
Bathrooms		2	100
Story Height		0	100
Stories	2.	2.	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	600	100	2006
FOP	200	30	2006
FUS	600	100	2006
PTO	100	5	2006
TOTALS	1,500		

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%	- 2024	116.49	147,360	2006	2006	0	0	17.00	83.00
Heated Area: 1200 HX Base Yr 2023											



WAKULLA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	122,309			
TOTAL MARKET OB/XF VALUE	1,955			
TOTAL LAND VALUE - MARKET	7,000			
TOTAL MARKET VALUE	131,264			
SOH/AGL Deduction	0			
ASSESSED VALUE	131,264			
TOTAL EXEMPTION VALUE	55,000		HX HB VX	
BASE TAXABLE VALUE	76,264			
TOTAL JUST VALUE	131,264			
NCON VALUE	0			
INCOME VALUE	0			
PREVIOUS YEAR MKT VALUE	113,313			

2024 SIMMON - PORT TO 04995-D03			
COA PER NCOA REPORT			
PU XFOB 0620			
2020 HX APPLIED - SIMMONS			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB24-000210	RE-ROOF/SHINGLES-		04/03/2024
20051838	SFD/CO 7/11/6	0	11/14/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1366/0262	6/24/2024	WD Q	Q	I	01	148,400
GRANTOR: RICKS BARRY CLIFTON						
GRANTEE: MOHAWK TRAIL SIX FA						
1258/0040	3/18/2022	WD Q	Q	I	01	149,900
GRANTOR: SIMMONS SMANTHA M						
GRANTEE: RICKS BARRY CLIFTON						

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	20	20			6.00	100	2006	2006	3	27	648	
2	0211	CONCRETE W	0	100	7	3			6.00	100	2006	2006	3	27	34	
3	0955	PRIVACY FE	0	100	0	0			15.00	100	2006	2006	3	30	846	
4	0620	WOOD UTL B	0	100	8	10			6.00	100	2020	2020	3	89	427	

TOTAL OB/XF												1,955												
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			62.50	80.80	1.00	LT		1.00	1.00	1.00	7,000.00	7,000.00	7,000							

LAND DESCRIPTION												TOTAL OB/XF		1,955										
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			62.50	80.80	1.00	LT		1.00	1.00	1.00	7,000.00	7,000.00	7,000							