

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	11	CLAY TILE	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	1,260	100	2004
BAS	336	100	2024
FOP	60	30	2004
TOTALS	1,656		

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%	- 2023									Heated Area: 1596 HX Base Yr 2023	
BLD DATE	04/11/2013	FRSR	LGL DATE	03/19/2018	RTSR								
XF DATE	12/17/2018	RTSR	LAND DATE										
INC DATE			AG DATE										

WAKULLA COUNTY PROPERTY VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		162,777	
TOTAL MARKET OB/XF VALUE		1,427	
TOTAL LAND VALUE - MARKET		10,500	
TOTAL MARKET VALUE		174,704	
SOH/AGL Deduction		14,967	
ASSESSED VALUE		159,737	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		109,737	
TOTAL JUST VALUE		174,704	
NCON VALUE		31,679	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		144,955	
JS 5YR CK CHG FEP TO BAS 1/24/2023			
PORT TO 10047-C05 HILL			
SF XFOB LN 1, PU DIMENS XFOB LN 2			
5 YR PRCL CH, PU FNDN & FRME, CHG FLOOR, CORR			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000773	MECH	0	08/14/2020
2006654	SC PORCH	0	04/13/2006
31904	SFR	0	06/02/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1210/0203	5/25/2021	WD Q	Q	I	01	145,500
GRANTOR: HUNT SHARON MARIE & H						
GRANTEE: MORGAN SARAH RAE						
0910/0105	5/08/2013	WD Q	Q	I	01	95,000
GRANTOR: ALEXANDER DAVID						
GRANTEE: HUNT SHARON MARIE &						

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	424.00	SF	6.00	6.00	100	2004	2004	3	23	585	
2	0211	CONCRETE W	0	100	17	68.00	SF	6.00	6.00	100	2004	2004	3	23	94	
3	0955	PRIVACY FE	0	100	0	206.00	LF	15.00	15.00	100	2005	2005	3	20	618	
4	0620	WOOD UTL B	0	100	10	80.00	SF	6.00	6.00	100	2006	2006	3	27	130	
TOTALS														1,656		

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			75.00	100.00	1.50	LT		1.00	1.00	1.00	7,000.00	7,000.00	10,500							