

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 Floo	12	HARDWOOD	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,300	100	2004	1,300	141,595
FOP	80	30	2004	24	2,614
PTO	126	5	2004	6	654
TOTALS	1,506			1,330	144,862

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%	- 2017									Heated Area: 1300	HX Base Yr 2017

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE				144,862		
TOTAL MARKET OB/XF VALUE				1,120		
TOTAL LAND VALUE - MARKET				7,000		
TOTAL MARKET VALUE				152,982		
SOH/AGL Deduction				57,887		
ASSESSED VALUE				95,095		
TOTAL EXEMPTION VALUE				HX HB 50,000		
BASE TAXABLE VALUE				45,095		
TOTAL JUST VALUE				152,982		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				131,485		
DEMO XFOB. CC 02/2022						
FR PRMT CK, ADJ EYB 2004-2009 FOR RENOV						
5 YR PRCL CK, NC/						
ADD HX FOR 2017						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
21000895	ELEC/ROOFING REPA	0	11/08/2021			
21000895	ELEC/ROOFING REPA	0	11/08/2021			
21000373	HVAC	0	07/23/2021			
32027	SFR	0	06/29/2004			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1021/0386	12/20/2016	WD	Q	I	01	115,000
GRANTOR: HAY JAMES R & WENDY G						
GRANTEE: DONALDSON LACEY JAE						
0546/0643	7/08/2004	WD	U	V		100
GRANTOR: COPPERHEAD CONSTRUCTI						
GRANTEE: COPPERHEAD CONSTRUC						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2004] W11 PTO=[YR=2004] N9 W14 S9 E14\$ W33 S27 E12						
FOP=[YR=2004] S5 E16 N5 W16\$ E16 S7 E16 N34\$.						

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	28	13			6.00	100	2004	2004	3	23	502	
2	0211	CONCRETE W	0	100	0	0			6.00	100	2004	2004	3	23	138	
3	0955	PRIVACY FE	0	100	0	0			15.00	100	2005	2005	3	20	480	

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