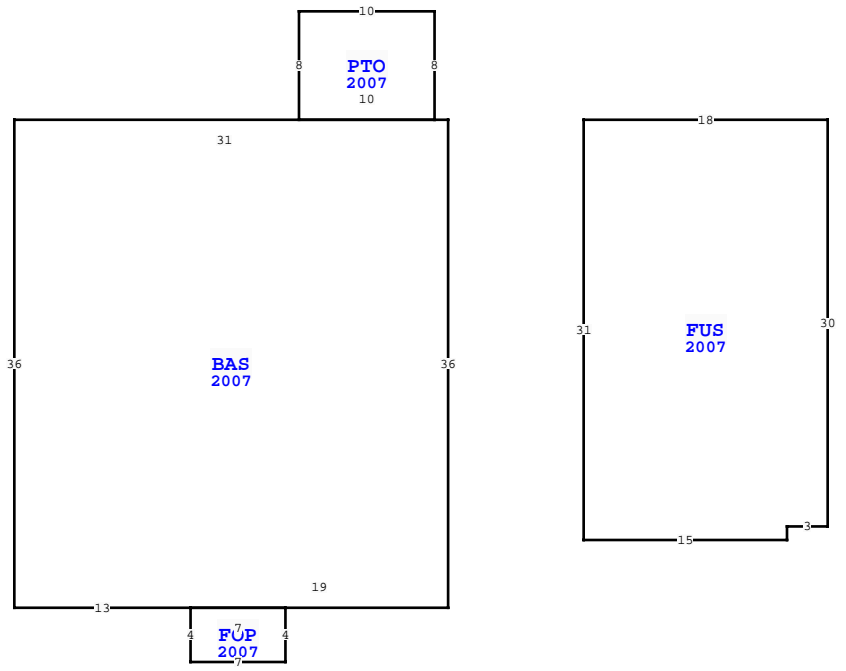




ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
30	VINYL 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
10	LAMINATED 70				
11	CLAY TILE 30				
04	AIR DUCTED 100				
03	CENTRAL 100				
	3 100				
	2 100				
	0 100				
1.5	1.5 100				
	0 100				
03	AVERAGE				
0100	SINGLE FAMILY				
4	MKT AREA	10			
8.00	1.25/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	2007	1,152	131,393
FOP	28	30	2007	8	913
FUS	555	100	2007	555	63,302
PTO	80	5	2007	4	456
TOTALS	1,815			1,719	196,064

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,719	110.4000	131.10	225,361	2007	2010	0	0	13.00	87.00		
1 SINGLE FAM 0% - 2024 Heated Area: 1707 HX Base Yr													



WAKULLA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 3	Standard			
BUILDING MARKET VALUE		196,064		
TOTAL MARKET OB/XF VALUE		1,386		
TOTAL LAND VALUE - MARKET		7,000		
TOTAL MARKET VALUE		204,450		
SOH/AGL Deduction		0		
ASSESSED VALUE		204,450		
TOTAL EXEMPTION VALUE		0		
BASE TAXABLE VALUE		204,450		
TOTAL JUST VALUE		204,450		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		174,867		

SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD	SALE PRICE
1258/0474	3/22/2022	WD Q	I 01	214,500

GRANTOR: MCKEOWN JOSHUA U CR				
GRANTEE: ONEAL THOMAS SHANE				
0725/0768	8/30/2007	WD Q	I	135,400
GRANTOR: SOUTHERN HOMES PROPER				
GRANTEE: MCKEOWN JOSHUA & CR				

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	0955	PRIVACY FE	0	0	0	125.00	LF	15.00	15.00	100	2008	2008	3	50	938	
2	0700	PORT BLDG	0	0	8	80.00	SF	8.00	8.00	100	2008	2008	3	70	448	

BUILDING NOTES			
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**BUILDING DIMENSIONS**  
 BAS=[YR=2007] W1 PTO=[YR=2007] N8 W10 S8 E10\$ W31 S36 E13  
 FOP=[YR=2007] S4 E7 N4 W7\$ E19 N36\$ PTR= E10 FUS=[YR=2007]  
 S31 E15 N1 E3 N30 W18 \$ W10\$.

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