

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				2	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	916	100	2004	916	95,549
FOP	70	30	2004	21	2,190
FOP	170	30	2004	51	5,320
TOTALS	1,156			988	103,060

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%	- 2018								
				Heated Area: 916			HX Base Yr 2018				

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE		103,060			
TOTAL MARKET OB/XF VALUE		684			
TOTAL LAND VALUE - MARKET		10,500			
TOTAL MARKET VALUE		114,244			
SOH/AGL Deduction		51,216			
ASSESSED VALUE		63,028			
TOTAL EXEMPTION VALUE		HX HB WX 43,028			
BASE TAXABLE VALUE		20,000			
TOTAL JUST VALUE		114,244			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		98,858			
5YR CK NC FR					
5 YR PRCK CHK N/C					
SOH PORED FROM JEFFERSON/2018/WILLIAMS					
PENDING 501 FROM JEFFERSON					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V / I /	RSN CD	SALE PRICE
1042/0321	7/28/2017	WD Q	I	01	88,000
GRANTOR: PRANCE MARK A					
GRANTEE: WILLIAMS DONNA					
0574/0547	12/20/2004	WD Q	I		89,500
GRANTOR: COPPERHEAD CONST					
GRANTEE: PRANCE					
BUILDING NOTES					
BUILDING DIMENSIONS					
BAS=[YR=2004] W20 FOP=[YR=2004] W14 S5 E14 N5\$ S5 W14 S24 FOP=[YR=2004] S5 E34 N5 W34\$ E34 N29\$.					

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	24	19		456.00	SF	6.00	6.00	100	2004	2004	3	23	629	
2	0211	CONCRETE W	0	100	8	5		40.00	SF	6.00	6.00	100	2004	2004	3	23	55	

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