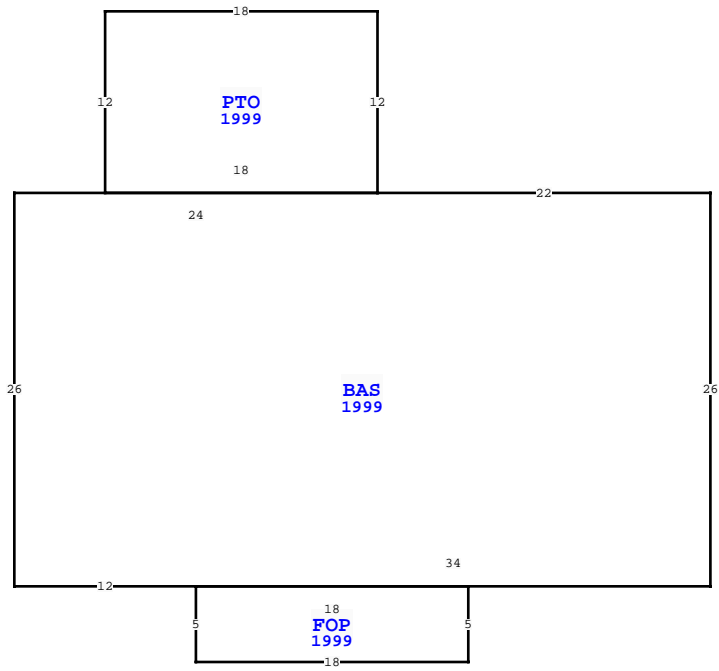




ELEMENT		CD	BUILDING CHARACTERISTICS		CONSTRUCTION	
Foundation	02		CONCR	SLAB	100	
Frame	02		WOOD	FRAME	100	
Exterior Wall	30		VINYL	100		
Roof Structur	03		GABLE/HIP	100		
Roof Cover	03		COMP	SHNGL	100	
Interior Wall	05		DRYWALL	100		
Interior Floor	08		SHT	VINYL	50	
Interior Floor	14		CARPET	50		
Heating Type	04		AIR	DUCTED	100	
Air Condition	03		CENTRAL	100		
Bedrooms				3	100	
Bathrooms				2	100	
Quality	03		AVERAGE			
DOR CODE	0100		SINGLE FAMILY			
MAP NUM	4		MKT AREA		10	
NEIGHBORHOOD/LOC	11.00		1.20/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	
BAS	1,196	100	1999	1,196	124,100	
FOP	90	30	1999	27	2,802	
PTO	216	5	1999	11	1,141	
TOTALS	1,502			1,234	128,043	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,234	111.0000	126.54	156,150	1998	2005	0	0	18.00	82.00		
1 SINGLE FAM 0% - 2024 Heated Area: 1196 HX Base Yr													



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	140,943		
TOTAL MARKET OB/XF VALUE	4,476		
TOTAL LAND VALUE - MARKET	30,000		
TOTAL MARKET VALUE	175,419		
SOH/AGL Deduction	0		
ASSESSED VALUE	175,419		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	175,419		
TOTAL JUST VALUE	175,419		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	133,560		

DC OR 1302 P 353 CARRIE ANN BUNCH			
COA PER USPS FORM 3547			
COA PER TCO			
5 YR PRCL CK PU XFOB LN 4			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000161	REROOF-CO	0	03/21/2019
022864	N/A	0	10/24/1997
022121	N/A	0	04/11/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1318/0795	6/27/2023	WD	Q	I	01	205,000
GRANTOR: SIEGRIST EZRA & BRIAN						
GRANTEE: ARNOLD LYNDA & GRIF						
1302/0367	2/24/2023	WD	Q	I	01	105,000
GRANTOR: CASSESSE LISA & VERDI						
GRANTEE: SIEGRIST EZRA & BRI						

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	0	0	0	1,118.00	SF	6.00	6.00	100	1998	1998	3	20	1,342	
2	0700	PORT BLDG	0	0	24	10	240.00	SF	8.00	8.00	100	1999	1999	3	56	1,075	
3	0211	CONCRETE W	0	0	6	6	36.00	SF	6.00	6.00	100	1999	1999	3	20	43	
4	0700	PORT BLDG	0	0	28	10	280.00	SF	8.00	8.00	100	2018	2018	3	90	2,016	
TOTALS														4,476			

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	15,000.00	15,000.00	15,000							
2	000000	C	VAC RES	0			50.00	100.00	1.00	LT		1.00	1.00	1.00	15,000.00	15,000.00	15,000							

