

ELEMENT		CD	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
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	76.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,408	100	2004
FGR	572	50	2004
FOP	65	30	2004
FOP	126	30	2004
FOP	50	30	2017
FSP	420	55	2017
TOTALS	2,641		

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%	- 2006	92.34	184,495	2004	2004	0	0	19.00	81.00
Heated Area: 1408 HX Base Yr 2006											
BLD DATE	10/26/2017	FRSR	LGL DATE	10/26/2017	FRSR	LAND DATE	10/26/2017	FRSR	INC DATE		

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				149,441	
TOTAL MARKET OB/XF VALUE				3,464	
TOTAL LAND VALUE - MARKET				10,000	
TOTAL MARKET VALUE				162,905	
SOH/AGL Deduction				37,269	
ASSESSED VALUE				125,636	
TOTAL EXEMPTION VALUE				55,000	
BASE TAXABLE VALUE				70,636	
TOTAL JUST VALUE				162,905	
NCON VALUE				0	
INCOME VALUE				0	
PREVIOUS YEAR MKT VALUE				164,810	
H5 DUE TO COA PER NCOA REPORT					
DC OR 1340 P 264 JAMES OSGOOD					
ADDRESS CLEANUP - MV TO LN 1					
FR 5 YR CK, PU XFOB					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
17001148	REROOF	0	08/22/2017		
17000616	SCREEN ROOM	0	05/08/2017		
32099	SFD	0	07/15/2004		
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U / I /	RSN CD	SALE PRICE
0711/0736	5/11/2007	QC	Q / I	01	100
GRANTOR: OSGOOD JAMES					
GRANTEE: OSGOOD JAMES & VIRG					
0579/0294	2/06/2005	WD	Q / I		155,900
GRANTOR: RIDLEY ENTERPRISES					
GRANTEE: OSGOOD JAMES					
BUILDING NOTES					
BUILDING DIMENSIONS					
BAS=[YR=2004] W23 FSP=[YR=2017] N20 W21 S20 E21\$					
FOP=[YR=2004] W21 S6 E21 N6 \$ S6 W21 FOP=[YR=2017] N6 W5 S10					
E5 N4\$ S4 W13 S31 E13 N2 FOP=[YR=2004] E13 N5 W13 S5\$ N5 E21					
FGR=[YR=2004] S9 E23 N28 W11 S6 W12 S13\$ N13 E12 N6 E11					
N15\$.					

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	16	25	400.00	SF	6.00	6.00	100	2004	2004	3	23	552							
2	0055	PORTABLE C	0 100	18	20	360.00	SF	3.00	3.00	100	2013	2013	3	57	616							
3	0055	PORTABLE C	0 100	18	20	360.00	SF	3.00	3.00	100	2017	2017	3	76	821							
4	0700	PORT BLDG	0 100	12	16	192.00	SF	8.00	8.00	100	2021	2021	3	96	1,475							
TOTALS												2,641		1,998	149,441							

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	10,000.00	10,000.00	10,000							