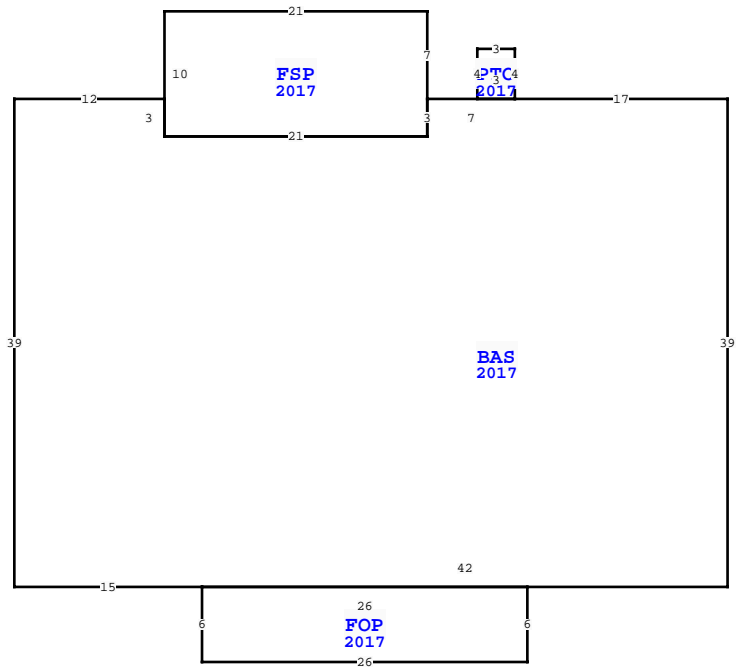




ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
05	WOOD FRAME 100				
05	HARDIE BRD 80				
11	AVERAGE 20				
03	GABLE/HIP 100				
13	GALVALUM 100				
05	DRYWALL 100				
12	HARDWOOD 50				
14	CARPET 50				
04	AIR DUCTED 100				
03	CENTRAL 100				
	Bedrooms	4	100		
	Bathrooms	2.5	100		
	Story Height	0	100		
1.	Stories	1.	100		
	Units	0	100		
03	AVERAGE				
5000	IMPRVD AG RES				
1	MAP NUM	10			
000	NEIGHBORHOOD/LOC	1.00/			
	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE		
	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE		
BAS	2,160	100	2017	2,160	222,410
FOP	156	30	2017	47	4,839
FSP	210	55	2017	116	11,945
PTO	12	5	2017	1	103
TOTALS	2,538			2,324	239,297

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		254,571	2017	2017	0	0	6.00	94.00
Heated Area: 2160 HX Base Yr 2018											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		239,297	
TOTAL MARKET OB/XF VALUE		27,225	
TOTAL LAND VALUE - MARKET		87,750	
TOTAL MARKET VALUE		284,674	
SOH/AGL Deduction		54,548	
ASSESSED VALUE		230,126	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		180,126	
TOTAL JUST VALUE		354,272	
NCON VALUE		18,786	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		261,330	
5 YR CH FR 5/9/23 PU XFOBS, BDRM, & FLOR			
2022 AG RENEWAL RECD			
2021 AG RENEWAL REC'D			
ADD HX FOR 2018			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
16001009	SFD-CO	0	10/17/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1014/0363	9/30/2016	WD Q	Q	V	01	55,000
GRANTOR: SIMONS IRA GLENN & KY						
GRANTEE: WALTMAN BRANDEN LEI						
0940/0380	5/02/2014	WD U	U	V	12	55,000
GRANTOR: CAPITAL CITY BANK						
GRANTEE: SIMONS IRA GLENN &						

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	0	0	616.00	SF	6.00	6.00	100	2017	2017	3	76	2,809	
2	0210	CONCRETE D	0	100	25	25	625.00	SF	6.00	6.00	100	2017	2017	3	76	2,850	
3	0211	CONCRETE W	0	100	36	3	108.00	SF	6.00	6.00	100	2017	2017	3	76	492	
4	0130	FIRE PLACE	0	100	0	0	2.00	UT	1,300.00	1,300.00	100	2017	2017	3	88	2,288	
5	0210	CONCRETE D	0	100	4	12	48.00	SF	6.00	6.00	100	2024	2017	AV	76	219	
6	0210	CONCRETE D	0	100	2	12	24.00	SF	6.00	6.00	100	2024	2017	AV	76	109	
7	0025	BARN, POLE	0	100	24	12	288.00	SF	12.50	12.50	100	2024	2017	AV	76	2,736	
8	0620	WOOD UTL B	0	100	24	24	576.00	SF	6.00	6.00	100	2024	2019	AV	85	2,938	
9	0211	CONCRETE W	0	100	18	3	54.00	SF	6.00	6.00	100	2024	2020	AV	89	288	
10	0210	CONCRETE D	0	100	15	36	540.00	SF	6.00	6.00	100	2024	2020	AV	89	2,884	

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000110	C	SFR RURAL	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	15,000							
2	005920	A	TIMB/PAST	0			0.00	0.00	9.70	AC		1.00	1.00	1.00	325.00	325.00	3,152							



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																	REVIEW DATE 05/09/2023 BY FRAK Total Acres: 10.70 Total Land Value: 18,152 Market: 72,750 Agricultural: 3,152 Common: 15,000 PRINTED 06/24/2026 BY SYS																																																																																						