

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	07		VYL PLANK 70		
Interior Floo	14		CARPET 30		
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	03		AVERAGE		
DOR CODE	0100		SINGLE FAMILY		
MAP NUM	1		MKT AREA 10		
NEIGHBORHOOD/LOC	000		1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,735	100	2022	1,735	182,587
FGR	588	50	2022	294	30,939
FOP	126	30	2022	38	3,999
FSP	184	55	2022	101	10,629
TOTALS	2,633			2,168	228,153

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,168	111.9000	106.30	230,458	2022	2022	0	0	1.00	99.00
1 SINGLE FAM 100% - 2023 Heated Area: 1735 HX Base Yr 2023											

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	1,461.00	SF	6.00	6.00	100	2022	2022	3	97	8,503	
2	0211	CONCRETE W	0	100	11	4	44.00	SF	6.00	6.00	100	2022	2022	3	97	256	
3	0955	PRIVACY FE	0	100	0	0	140.00	LF	15.00	15.00	100	2022	2022	3	99	2,079	
4	0025	BARN, POLE	0	100	43	40	1,720.00	SF	12.50	12.50	100	2022	2022	3	97	20,855	

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			228,153
TOTAL MARKET OB/XF VALUE			31,693
TOTAL LAND VALUE - MARKET			13,545
TOTAL MARKET VALUE			273,391
SOH/AGL Deduction			115,134
ASSESSED VALUE			158,257
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			108,257
TOTAL JUST VALUE			273,391
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			270,469
LW PU SOLAR PANELS W/CC 2/15/2023			
CONFIRM ADDRESS IS PO BOX.			
PORT FROM 05506-H01 EVANS			
JS PU NEW SFD,& XF0B 0210,0211,0955,0025			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24-000035	SOLAR PANELS-CC		01/23/2024
22000248	SFD-CO	0	03/23/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1242/0406	12/09/2021	WD Q	Q	V	05	45,000
GRANTOR: TRYGGVI INGOLFSSON LL						
GRANTEE: EVANS DUANE & LESA						
1213/0012	6/09/2021	TD U	V	11		5,000
GRANTOR: WAKULLA COUNTY CLERK						
GRANTEE: TRYGGVI INGOLFSSON						

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2022] W30 S5 W23 N8 FSP=[YR=2022] S8 E23 N8 W23\$ W12 S14 W2 S6 E2 S14 E12 S3 E21 FOP=[YR=2022] W21 S6 E21 N6\$ N3 E8 N9 E9 N4 E15 FGR=[YR=2022] W15 S4 W9 S22 E24 N26\$ N18\$.											

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	1.29	AC		1.00	1.00	1.00	10,500.00	10,500.00	13,545							