

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR	SLAB 100
Frame	02	WOOD	FRAME 100
Exterior Wall	19	COMMON	BRK 100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	90
Interior Floor	11	CLAY TILE	10
Heating Type	04	AIR DUCTED	100
Air Condition	03	CENTRAL	100
Bedrooms		4	100
Bathrooms		2.5	100
Story Height		0	100
Stories	1.	1.	100
Units		0	100
Quality	07	GOOD	
DOR CODE	5000	IMPRVD AG RES	
MAP NUM	1	MKT AREA	10
NEIGHBORHOOD/LOC	000	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,193	100	2018
FGR	399	50	2018
FOP	60	30	2018
FSP	174	55	2018
PTO	40	5	2024
TOTALS	2,866		

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%	- 2019									Heated Area: 2193	
BLD DATE 12/20/2018 MMSR LGL DATE 12/20/2018 MMSR XF DATE 12/20/2018 MMSR LAND DATE 12/20/2018 MMSR INC DATE													

WAKULLA COUNTY PROPERTY				PAGE 1 of 2	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				339,961		
TOTAL MARKET OB/XF VALUE				59,235		
TOTAL LAND VALUE - MARKET				69,975		
TOTAL MARKET VALUE				416,578		
SOH/AGL Deduction				181,806		
ASSESSED VALUE				234,772		
TOTAL EXEMPTION VALUE				HX HB 13 VX 234,772		
BASE TAXABLE VALUE				0		
TOTAL JUST VALUE				469,171		
NCON VALUE				28,205		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				372,163		
COA PER KATHY RANDOLPH HILL RQST.						
5 YR CK 5-17-23 BLDG 1 NEW PTO, BLDG 2 CH UDG TO B						
DOOR HANGER						
CORRECT LAND LINES						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
19000366	GENERATOR	0	03/29/2019			
18000709	POLE BARN-CO	0	07/03/2018			
17000828	SFD-CO	0	06/30/2017			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0938/0992	4/17/2014	WD	U	V	30	100
GRANTOR: MCGREW HATTIE						
GRANTEE: HILL WILBERT & KATH						
0938/0988	2/27/2014	QC	U	V	30	100
GRANTOR: RANDOLPH CLARENCE C &						
GRANTEE: MCGREW HATTIE						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2018;ORIG=0,0] W20 S12 W7 N3 W10 N9 W24 S29 E21 S13 E19 E8 S6 E13 N48 \$						
FGR=[YR=2018;ORIG=-40,29] W21 S19 E21 N19 \$						
FSP=[YR=2018;ORIG=-37,0] S9 E10 S3 E7 N12 W17 \$						
FOP=[YR=2018;ORIG=-21,42] W10 S6 E10 N6 \$						
PTO=[YR=2024;ORIG=-29,-5] E8 S5 W8 N5 \$						

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	0130	FIRE PLACE	0	100	0	1.00	UT	1,300.00	1,300.00	100	2018	2018	3	90	1,170	
2	0210	CONCRETE D	0	100	314	11	SF	6.00	6.00	100	2018	2018	3	80	16,579	
3	0210	CONCRETE D	0	100	60	4	SF	6.00	6.00	100	2018	2018	3	80	1,152	
4	0211	CONCRETE W	0	100	50	3	SF	6.00	6.00	100	2018	2018	3	80	720	
5	0125	MTL/VYL AC	0	100	0	0	LF	19.00	19.00	100	2018	2018	3	80	5,016	
6	0625	PORT WD UT	0	100	12	8	SF	6.00	6.00	100	2018	2018	3	80	461	
7	0055	PORTABLE C	0	100	24	20	SF	3.00	3.00	100	2018	2018	3	80	1,152	
8	0210	CONCRETE D	0	100	11	8	SF	6.00	6.00	100	2018	2018	3	80	422	
9	0210	CONCRETE D	0	100	60	14	SF	6.00	6.00	100	2018	2018	3	80	4,032	
10	0210	CONCRETE D	0	100	12	10	SF	6.00	6.00	100	2018	2018	3	80	576	
TOTAL OB/XF														31,280		

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	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	005970	A	TIMBER MIX 1	0			0.00	0.00	4.33	AC		1.00	1.00	1.00	325.00	325.00	1,407							
3	006000	A	PASTURE 1	0			0.00	0.00	3.00	AC		1.00	1.00	1.00	325.00	325.00	975							

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	02	WOOD FRAME	100
Exterior Wall	29	NONE	60
Exterior Wall	27	PREFIN MTL	40
Roof Structur	03	GABLE/HIP	100
Roof Cover	13	GALVALUM	100
Interior Wall	04	PLYWOOD	100
Interior Floo	03	CONC FINSH	100
Heating Type	14	MINI SPLIT	100
Air Condition	14	MINI SPLIT	100
Story Height		0	100
Stories	1.	1. 100	
Units		0	100
Quality	03	AVERAGE	
DOR CODE	5000	IMPRVD AG RES	
MAP NUM	1	MKT AREA	10
NEIGHBORHOOD/LOC	000	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	720	100	2018
UDC	1,080	25	2018
TOTALS	1,800		990

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	WKSHP/BARN	100%	- 2019		32,670	2018	2018	0	0	17.50	82.50
Heated Area: 720 HX Base Yr 2019											
BLD DATE	12/20/2018	MMSR	LGL DATE	12/20/2018	MMSR						
XF DATE	12/20/2018	MMSR	LAND DATE	12/20/2018	MMSR						
INC DATE			AG DATE								

WAKULLA COUNTY PROPERTY			
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Tax Group: 3	Tax Dist:		
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TOTAL LAND VALUE - MARKET			69,975
TOTAL MARKET VALUE			416,578
SOH/AGL Deduction			181,806
ASSESSED VALUE			234,772
TOTAL EXEMPTION VALUE	HX HB 13 VX		234,772
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			469,171
NCON VALUE			28,205
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			372,163
2022 T&P RENEWAL RECD			
2022 AG RENEWAL RECD			
2021 T&P RENEWAL RECD			
2021 AG RENEWAL RECD			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0938/0992	4/17/2014	WD	U	V	30	100
GRANTOR: MCGREW HATTIE						
GRANTEE: HILL WILBERT & KATH						
0938/0988	2/27/2014	QC	U	V	30	100
GRANTOR: RANDOLPH CLARENCE C &						
GRANTEE: MCGREW HATTIE						

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
11	0090	CHAINLINK	0	100	0	0			12.00	100	2024	2020		89	5,169	
12	0210	CONCRETE D	0	100	0	0			6.00	100	2024	2021		93	15,557	
13	0211	CONCRETE W	0	100	99	4			6.00	100	2024	2021		93	2,210	
14	0940	OPEN SHED	0	100	10	30			4.00	100	2024	2021		93	1,116	
15	0250	ASPHALT AV	0	100	0	0			2.00	100	2024	2022		97	3,903	
TOTALS															27,955	

BUILDING NOTES
UDC=[YR=2018;ORIG=-24,30] N30 W36 S30 E36 \$
BAS=[YR=2018;ORIG=0,0] W24 S30 E24 N30 \$

BUILDING DIMENSIONS
UDC=[YR=2018;ORIG=-24,30] N30 W36 S30 E36 \$
BAS=[YR=2018;ORIG=0,0] W24 S30 E24 N30 \$

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