

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
27	PREFIN MTL 100				
03	GABLE/HIP 100				
13	GALVALUM 100				
05	DRYWALL 100				
03	CONC FINSH 100				
13	HEAT PUMP 100				
13	HEAT PUMP 100				
2	100				
1	100				
1.	1.100				
0	100				
03	AVERAGE				
0100	SINGLE FAMILY				
4	MKT AREA	10			
999.00	1.25/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,640	100	2019	1,640	182,286
PTO	72	5	2019	4	445
UCP	420	20	2019	84	9,337
UGR	760	40	2019	304	33,790
UOP	400	20	2019	80	8,892
UOP	200	20	2020	40	4,446
TOTALS	3,492			2,152	239,195

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,152	96.0000	114.00	245,328	2019	2021	0	0	2.50	97.50
1 SINGLE FAM 100% - 2024 Heated Area: 1640 HX Base Yr 2024											

WAKULLA COUNTY PROPERTY				
VALUATION SUMMARY			PAGE 1 of 1	
VALUATION BY		STANDARD		
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE		239,195		
TOTAL MARKET OB/XF VALUE		46,072		
TOTAL LAND VALUE - MARKET		37,350		
TOTAL MARKET VALUE		322,617		
SOH/AGL Deduction		62,915		
ASSESSED VALUE		259,702		
TOTAL EXEMPTION VALUE		HX HB 50,000		
BASE TAXABLE VALUE		209,702		
TOTAL JUST VALUE		322,617		
NCON VALUE		0		
INCOME VALUE		0		
PREVIOUS YEAR MKT VALUE		311,439		
VERIFIED PERMIT CHECK FIELD CARD				
PRMT CH, PU XFOB				
5 YR PRCL CH, PU NEW TRAV & XFOB LN 3-8				
DR				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
20001185	POLE BARN-CO	0	12/28/2020	
20000590	POOL COVER-CO	0	07/17/2020	
20000161	SWIM POOL-CO	0	02/27/2020	
18000779	SFD-CO	0	08/09/2018	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD	SALE PRICE
1320/0628	7/06/2023	WD Q	I 01	485,000
GRANTOR: WHITE ROGER L				
GRANTEE: LAND CALVIN A & WEN				
1240/0138	11/29/2021	QC U	I 11	100
GRANTOR: DRAUGHON ANGELA				
GRANTEE: WHITE ROGER L				
BUILDING NOTES				
BUILDING DIMENSIONS				
UOP=[YR=2019] W40 S10 E40 BAS=[YR=2019] W40 UOP=[YR=2020] N10 W20 S10 E20\$ UCP=[YR=2019] W20 S21 E20 N21\$ S41 UGR=[YR=2019] S19 PTO=[YR=2019] S6 E12 N6 W12\$ E40 N19 W40\$ E40 N41\$ N10\$.				

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	498.00	SF	6.00	6.00	100	2019	2019	3	85	2,540	
2	0211	CONCRETE W	0	100	28	140.00	SF	6.00	6.00	100	2019	2019	3	85	714	
3	0955	PRIVACY FE	0	100	0	142.00	LF	15.00	15.00	100	2020	2020	3	97	2,066	
4	0225	POOL, FIBER	0	100	14	420.00	SF	50.00	50.00	100	2020	2020	3	97	20,370	
5	0211	CONCRETE W	0	100	0	568.00	SF	6.00	6.00	100	2020	2020	3	89	3,033	
6	0625	PORT WD UT	0	100	10	120.00	SF	0.00	0.00	100	2020	2020	3	89	0	
7	0420	CABANA AVE	0	100	12	288.00	SF	27.50	27.50	100	2020	2020	GD	89	7,049	
8	0211	CONCRETE W	0	100	6	48.00	SF	6.00	6.00	100	2020	2020	3	89	256	
9	0030	BARN, POLE	0	100	40	1,200.00	SF	9.00	9.00	100	2021	2021	3	93	10,044	
TOTAL OB/XF															46,072	

LAND DESCRIPTION																								
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		RR1	0.00	0.00	2.49	AC		1.00	1.00	1.00	15,000.00	15,000.00	37,350							