

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
03	CONCR STEM 100				
02	WOOD FRAME 100				
05	HARDIE BRD 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
10	LAMINATED 50				
14	CARPET 50				
04	AIR DUCTED 100				
03	CENTRAL 100				
	4 100				
	2 100				
1.	1. 100				
00	N/A 100				
	0 100				
03	AVERAGE				
0150	SFR/DCA/MOD				
4	MKT AREA	01			
999.00	1.25/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2016	2,280	282,247
DCK	240	10	2016	24	2,971
FOP	192	35	2016	67	8,294
TOTALS	2,712			2,371	293,512

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR/DCA/MO	100% - 2024			315,604	2016	2016	0	0	7.00	93.00
Heated Area: 2280 HX Base Yr 2024											

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		293,512	
TOTAL MARKET OB/XF VALUE		3,445	
TOTAL LAND VALUE - MARKET		30,000	
TOTAL MARKET VALUE		326,957	
SOH/AGL Deduction		0	
ASSESSED VALUE		326,957	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		276,957	
TOTAL JUST VALUE		326,957	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		240,710	
COA PER USPS FORM 3547			
5 YR PRCL CH, PU XFOB LN 2-4			
5 YR PRCL CH, PU NEW DCA & XFOB LN 1			
5 YR PRCL CH, N/C			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
16000150	DCA-CO	0	03/09/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1307/0285	4/03/2023	WD	U	I	12	235,000
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: JOHNSON KYLE C & AM						
1196/0549	10/25/2022	WD	U	I	12	100
GRANTOR: LAKEVIEW LOAN SERVICI						
GRANTEE: SECRETARY OF HOUSIN						

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	0		1.00	UT 1,300.00	100	2016	2016	3	86	1,118	
2	0940	OPEN SHED	0	100	16	16		256.00	SF 4.00	100	2017	2017	3	76	778	
3	0700	PORT BLDG	0	100	10	14		140.00	SF 8.00	100	2017	2017	3	88	986	
4	0700	PORT BLDG	0	100	8	10		80.00	SF 8.00	100	2017	2017	3	88	563	

TOTAL OB/XF												3,445												
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	000201	C	MH	100		RR1	0.00	0.00	2.00	LT		1.00	1.00	1.00	15,000.00	15,000.00	30,000							

BUILDING NOTES											
BAS=[YR=2016] W22 DCK=[YR=2016] N12 W20 S12 E20\$ W54 S30 E47 FOP=[YR=2016] S12 E16 N12 W16\$ E29 N30\$.											

REVIEW DATE 03/05/2019 BY FRSR Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 06/17/2026 BY SYS																								
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