

ELEMENT		CD	CONSTRUCTION		
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	11	AVERAGE	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	3 100				
Story Height	0 100				
Stories	1. 100				
Units	0 100				
Quality	07	GOOD			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	4	MKT AREA	10		
NEIGHBORHOOD/LOC	999.00	1.25/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,500	100	2021	3,500	534,909
FGR	676	50	2021	338	51,657
FOP	244	30	2021	73	11,156
FSP	432	55	2021	238	36,374
PTO	16	5	2021	1	153
TOTALS	4,868			4,150	634,248

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%	- 2022		647,192	2021	2021	0	0	2.00	98.00

Heated Area: 3500 HX Base Yr 2022

WAKULLA COUNTY PROPERTY				
VALUATION SUMMARY			PAGE 1 of 1	
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			634,248	
TOTAL MARKET OB/XF VALUE			15,226	
TOTAL LAND VALUE - MARKET			64,500	
TOTAL MARKET VALUE			713,974	
SOH/AGL Deduction			95,920	
ASSESSED VALUE			618,054	
TOTAL EXEMPTION VALUE	HX HB	50,000		
BASE TAXABLE VALUE			568,054	
TOTAL JUST VALUE			713,974	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			690,658	
2022 PORT FROM 00-00-036-000-09661-006				
PU SFD, XFOB, POWER 8-11-21				
COA PER NCOA REPORT				
ADDRESS ADDED PER PERMIT				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
20001106	SFD	0	12/01/2020	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD	SALE PRICE
1136/0886	1/02/2020	WD U	V 37	43,500
GRANTOR: BLANCHARD DAVID OWEN				
GRANTEE: SMIT CHAD K & CAMDE				
1136/0884	12/31/2019	WD Q	V 01	9,300
GRANTOR: HARVEY CHARLES B				
GRANTEE: BLANCHARD DAVID OWE				
BUILDING NOTES				
BUILDING DIMENSIONS				
BAS=[YR=2021] W27 PTO=[YR=2021] N4 W4 S4 E4\$ W4				
FSP=[YR=2021] N7 W36 S12 E36 N5\$ S5 W36 N5 W18 S51 E14				
FOP=[YR=2021] S8 E13 S2 E14 N10 W27\$ E40 FGR=[YR=2021] S9				
E13 N2 E12 N26 W25 S19\$ N19 E25 N11 E6 N21\$.				

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	2,229.00	SF	6.00	6.00	100	2021	2021	3	93	12,438	
2	0211	CONCRETE W	0	100	45	180.00	SF	6.00	6.00	100	2021	2021	3	93	1,004	
3	0211	CONCRETE W	0	100	8	96.00	SF	6.00	6.00	100	2021	2021	3	93	536	
4	0130	FIRE PLACE	0	100	0	1.00	UT	1,300.00	1,300.00	100	2021	2021	3	96	1,248	

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		RR1	0.00	0.00	4.30	AC		1.00	1.00	1.00	15,000.00	15,000.00	64,500							