

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
03	CONCR STEM 100				
02	WOOD FRAME 100				
12	CEDAR/CYPR 100				
03	GABLE/HIP 100				
12	MODULAR MT 100				
05	DRYWALL 100				
11	CLAY TILE 50				
12	HARDWOOD 50				
04	AIR DUCTED 100				
03	CENTRAL 100				
	3 100				
	2 100				
	0 100				
1.	1. 100				
	0 100				
03	AVERAGE				
0100	SINGLE FAMILY				
4	MKT AREA	08			
000	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100	1998	480	30,848
BAS	1,728	100	1998	1,728	111,054
DCK	144	10	2019	14	900
FOP	400	30	1998	120	7,712
TOTALS	2,752			2,342	150,515

MARKET ADJUSTMENTS																												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND																
1	SINGLE FAM	100% - 0		116.85	273,663	1998	1998		0	20	25.00	55.00																
Heated Area: 2208 HX Base Yr																												
<table border="1"> <tr> <td>BLD DATE</td> <td>05/29/2019</td> <td>FRJT</td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td>05/29/2019</td> <td>FRJT</td> <td>LAND DATE</td> <td>05/29/2019</td> </tr> <tr> <td>INC DATE</td> <td></td> <td></td> <td>AG DATE</td> <td></td> </tr> </table>														BLD DATE	05/29/2019	FRJT	LGL DATE		XF DATE	05/29/2019	FRJT	LAND DATE	05/29/2019	INC DATE			AG DATE	
BLD DATE	05/29/2019	FRJT	LGL DATE																									
XF DATE	05/29/2019	FRJT	LAND DATE	05/29/2019																								
INC DATE			AG DATE																									

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		171,789	
TOTAL MARKET OB/XF VALUE		6,226	
TOTAL LAND VALUE - MARKET		90,000	
TOTAL MARKET VALUE		268,015	
SOH/AGL Deduction		113,450	
ASSESSED VALUE		154,565	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		104,565	
TOTAL JUST VALUE		268,015	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		258,159	
5 YR PRCL CK, NEW TRAV, CHG QUAL.			
CORR 10% CAP TO Y			
NO N IN RNWL FIELD FOR 2018, CORR DEEDS			
CAMPBELL AS JTRS TO ALL HICKS PROPERTIES.			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20707	N/A	0	03/06/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1365/0185	6/13/2024	LD U		I	14	100
GRANTOR: HICKS CHARLES E & CAR						
GRANTEE: HICKS CHARLES E & C						
1079/0388	7/09/2018	CR U		I	11	100
GRANTOR: HICKS CHARLES E AND C						
GRANTEE: HICKS CHARLES E & C						

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	0605	PORT VINYL	0	100	8	8	64.00	SF	0.00	6.00	100	1997	1997	3	20	0	
2	0625	PORT WD UT	0	100	10	20	200.00	SF	6.00	6.00	100	1997	1997	3	20	240	
3	0211	CONCRETE W	0	100	27	4	108.00	SF	6.00	6.00	100	1997	1997	3	20	130	
4	0940	OPEN SHED	0	100	16	43	688.00	SF	4.00	4.00	100	1998	1998	3	20	550	
5	0950	METAL SHED	0	100	32	43	1,376.00	SF	8.00	8.00	100	1998	1998	3	20	2,202	
6	0940	OPEN SHED	0	100	15	20	300.00	SF	4.00	4.00	100	1997	1997	3	20	240	
7	0050	CARPORT UN	0	100	20	22	440.00	SF	9.00	9.00	100	2000	2000	3	57	2,257	
8	0210	CONCRETE D	0	100	23	22	506.00	SF	6.00	6.00	100	2000	2000	3	20	607	
TOTAL OB/XF																6,226	

BUILDING NOTES													
<p>BAS=[YR=1998] W12 BAS=[YR=1998] N12 W40 S12 E40\$ W40 DCK=[YR=2019] N12 W12 S12 E12\$ W12 S27 E12 FOP=[YR=1998] S10 E40 N10 W40\$ E52 N27\$.</p>													

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	DPHT 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	1.00	LT		1.00	1.00	2.00	45,000.00	90,000.00	90,000							

