

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	05	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	VYL PLANK 70
Interior Floo	11	CLAY TILE 30
Ceiling	08	8 FT 100
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 100
Bedrooms		3 100
Bathrooms		2 100
Story Height		N/A 100
Stories	1.	1. 100
Units		0 100
Quality	03	AVERAGE
DOR CODE	0100	SINGLE FAMILY
MAP NUM	3	MKT AREA 01
NEIGHBORHOOD/LOC	311.00	1.10/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,507	100
FGR	440	50
FOP	165	30
PTO	110	5
TOTALS	2,222	

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: 1507 HX Base Yr 2019											
BLD DATE	12/14/2017	RTJ/T	LGL DATE								
XF DATE	12/14/2017	FRJ/T	LAND DATE	02/04/2020	JB						
INC DATE			AG DATE								

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			
Tax Group: 3	Tax Dist:	STANDARD	
BUILDING MARKET VALUE	202,962		
TOTAL MARKET OB/XF VALUE	2,890		
TOTAL LAND VALUE - MARKET	65,000		
TOTAL MARKET VALUE	270,852		
SOH/AGL Deduction	81,934		
ASSESSED VALUE	188,918		
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE	138,918		
TOTAL JUST VALUE	270,852		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	220,761		
FR INSP 7/25/24, INCR EYB FROM 2010 TO 2015, PU XF			
8' CEILINGS BASED ON MLS PHOTOS			
5 YR PRCL CK, PU/ DEMO XFOBS, CHG EYB 2010 TO 2015			
5 YR PRCL CK N/C			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24-000729	HVAC CHANGE OUT-C		08/08/2024
B24-000514	RE-ROOF/SHINGLES-		05/20/2024
2010174	SFD-CO	0	03/22/2010
20071368	SFD-EXPIRED	0	10/12/2007
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U / V I / RSN CD
1361/0122	5/20/2024	WD Q	I 01
GRANTOR: MONTGOMERY ROBERT & A			
GRANTEE: SMART CASSIE L			
1077/0852	6/18/2018	WD Q	I 01
GRANTOR: FREEMAN JEREMY C & ME			
GRANTEE: MONTGOMERY ROBERT &			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=2010] W22 PTO=[YR=2010] W10 S11 E10 N11\$ S11 W33 S31			
FOP=[YR=2010] S5 E33 N5 W33\$ E33 FGR=[YR=2010] E22 N20 W22			
S20\$ N20 E22 N22\$.			

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	63	16		1,008.00	SF	6.00	100	2010	2010	3	43	2,601
2	0211	CONCRETE W	0	100	28	4		112.00	SF	6.00	100	2010	2010	3	43	289
4	0700	PORT BLDG	0	0	10	16		160.00	SF	0.00	100	2024	2024		100	0
TOTALS												2,222		1,783	202,962	

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				0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							