



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 90				
21	STONE 10				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
10	LAMINATED 50				
14	CARPET 50				
13	HEAT PUMP 100				
13	HEAT PUMP 100				
	Bedrooms	4	100		
	Bathrooms	2	100		
	Story Height	0	100		
1.	1. 100				
	Units	0	100		
03	AVERAGE				
0100	SINGLE FAMILY				
3	MKT AREA		10		
000	1.00/				
	TOTAL GROSS AREA				
	PCT OF BASE				
	YEAR				
	TOT ADJ AREA				
	SUBAREA MARKET VALUE				
BAS	2,030	100	2015	2,030	197,817
DCK	48	10	2019	5	488
FOP	192	30	2019	58	5,652
FOP	420	30	2019	126	12,278
TOTALS	2,690			2,219	216,233

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%	- 2016								
			Heated Area: 2030				HX Base Yr 2016				

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		216,233	
TOTAL MARKET OB/XF VALUE		16,187	
TOTAL LAND VALUE - MARKET		34,125	
TOTAL MARKET VALUE		266,545	
SOH/AGL Deduction		55,406	
ASSESSED VALUE		211,139	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		161,139	
TOTAL JUST VALUE		266,545	
NCON VALUE		12,700	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		256,106	
5 YR PRCL CK, CHG TRAV MAKE BACK PORCH BIGGER, DEMO			
QC FW			
PU LN'S 3-7			
TRAV; DELETE XFOB LN 1; CHG DIMENS/SF LN 2			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
15000710	POLE BARN	0	07/31/2015
15000357	SFD-CO	0	05/15/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0959/0665	1/09/2015	WD Q	Q	V	01	21,000
GRANTOR: CHAMPANY REX & MELISS						
GRANTEE: STEWART THOMAS SCOT						
0582/0642	3/09/2005	WD Q	Q	V		49,500
GRANTOR: GREEN						
GRANTEE: CHAMPANY						

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	
2	0030	BARN, POLE	0	100	12	12			144.00	SF	9.00	2015	2015	3	67	868	
3	0620	WOOD UTL B	0	100	12	8			96.00	SF	6.00	2016	2016	3	72	415	
4	0209	CONCRETE P	0	100	47	3			141.00	SF	8.00	2020	2020	3	89	1,004	
5	0620	WOOD UTL B	0	100	12	10			120.00	SF	6.00	2016	2016	3	72	518	
6	0125	MTL/VYL AC	0	100	0	0			20.00	LF	19.00	2016	2016	3	72	274	
7	0940	OPEN SHED	0	100	12	10			120.00	SF	4.00	2019	2019	3	85	408	
8	0157	GENERATOR	0	100	0	0			1.00	UT	8,900.00	2024	2023		100	8,900	
9	0074	WOOD FENCE	0	100	0	0			451.00	LF	8.00	2024	2023		100	3,608	
10	0940	OPEN SHED	0	100	6	8			48.00	SF	4.00	2024	2023		100	192	
TOTALS															16,187		

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	DPTH 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			0.00	0.00	4.55	AC		1.00	1.00	1.00	7,500.00	7,500.00	34,125							