



ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION	CD	CONSTRUCTION
02	CONCR SLAB 100	03	AVERAGE
05	WOOD FRAME 100	5000	IMPRVD AG RES
05	HARDIE BRD 100	1	MKT AREA
03	GABLE/HIP 100	000	1.00/
03	COMP SHNGL 100	AREA TYPE	TOTAL GROSS AREA
05	DRYWALL 100	PCT OF BASE	YEAR
11	CLAY TILE 50	TOT ADJ AREA	SUBAREA MARKET VALUE
14	CARPET 50	BAS	2,346
04	AIR DUCTED 100	FGR	575
03	CENTRAL 100	FOP	324
3	100	FSP	228
2.5	100	FST	210
0	100	PTO	420
1	1.100	TOTALS	4,103
0	100		2,993
			297,089

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%	- 2023		345,452	2007	2009	0	0	14.00	86.00															
Heated Area: 2346 HX Base Yr 2023																										
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>03/17/2021</th> <th>FRFR</th> <th>LGL DATE</th> <th></th> </tr> <tr> <th>XF DATE</th> <th>03/17/2021</th> <th>FRFR</th> <th>LAND DATE</th> <th>03/17/2021</th> </tr> <tr> <th>INC DATE</th> <th></th> <th></th> <th>AG DATE</th> <th></th> </tr> </thead> </table>												BLD DATE	03/17/2021	FRFR	LGL DATE		XF DATE	03/17/2021	FRFR	LAND DATE	03/17/2021	INC DATE			AG DATE	
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INC DATE			AG DATE																							

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		297,089	
TOTAL MARKET OB/XF VALUE		5,957	
TOTAL LAND VALUE - MARKET		44,550	
TOTAL MARKET VALUE		321,986	
SOH/AGL Deduction		45,071	
ASSESSED VALUE		276,915	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		226,915	
TOTAL JUST VALUE		347,596	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		321,850	
CALLAHAN - PORT TO FRANKLIN COUNTY			
PORT FROM 10047-E02 WELLS			
INCR EYB 2007-2009 HVAC-CC 3-2022			
2022 PORT TO VALUSIA - CALLAHAN			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB22-000152	HVAC-CC	0	03/14/2022
201089	POLE BARN	0	02/19/2010
20061585	SFD-CO	0	10/02/2006
20061314	ELEC FOR WELL	0	08/09/2006
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
1254/0366	3/03/2022	WD Q	I 01
		SALE PRICE	
		467,000	
GRANTOR: CALLAHAN DONALD			
GRANTEE: WELLS ROBERT C IV &			
1228/0726	9/13/2021	QC U	V 11
GRANTOR: CALLAHAN JACQUELINE			
GRANTEE: CALLAHAN DONALD			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=2007] W17 PTO=[YR=2007] N15 W28 S15 E28\$			
FSP=[YR=2007] W28 S3 E12 S9 E16 N12\$ S12 W16 N9 W12 N27 W22			
FST=[YR=2015] W15 S14 E15 N14\$ S24 FGR=[YR=2007] W12 S23 E25			
N23 W13\$ E13 S23 W13 S12 E13 FOP=[YR=2007] S6 E54 N6 W54\$ E54 N35 \$.			

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	12	16			192.00	SF	6.00	2007	2007	3	30	346
2	0211	CONCRETE W	0	100	34	2			68.00	SF	6.00	2007	2007	3	30	122
3	0211	CONCRETE W	0	100	22	2			44.00	SF	6.00	2007	2007	3	30	79
4	0130	FIRE PLACE	0	100	0	0			1.00	UT	1,300.00	2007	2007	3	68	884
5	0955	PRIVACY FE	0	100	0	0			19.00	LF	15.00	2008	2008	3	50	143
6	0625	PORT WD UT	0	100	8	16			128.00	SF	6.00	2008	2008	3	34	261
7	0940	OPEN SHED	0	100	7	16			112.00	SF	4.00	2008	2008	3	34	152
8	0940	OPEN SHED	0	100	7	16			112.00	SF	4.00	2008	2008	3	34	152
9	0030	BARN,POLE	0	100	36	24			864.00	SF	9.00	2010	2010	3	43	3,344
10	0700	PORT BLDG	0	100	8	10			80.00	SF	8.00	2010	2010	3	74	474

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	000110	C	SFR RURAL	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	15,000							
2	005005	A	IMP AGRI	0			0.00	0.00	3.94	AC		1.00	1.00	1.00	1,000.00	1,000.00	3,940							