

ELEMENT		CD	CONSTRUCTION
Foundation	02	CONCR	SLAB 100
Frame	02	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	12	HARDWOOD	100
Heating Type	04	AIR DUCTED	100
Air Condition	03	CENTRAL	100
Bedrooms			3 100
Bathrooms			2 100
Story Height			0 100
Stories	1.		1. 100
Units			0 100
Quality	03	AVERAGE	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM	2	MKT AREA	10
NEIGHBORHOOD/LOC	350.00	1.10/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,587	100	2015
FGR	430	50	2015
FOP	161	30	2015
FOP	270	30	2021
FSP	160	55	2015
TOTALS	2,608		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	0% - 0		123.31	248,963	2015	2015	0	0	0	8.00	92.00	
Heated Area: 1587 HX Base Yr													
BLD DATE	02/08/2021	FRFR	LGL DATE	02/08/2021	FRFR	LAND DATE	02/08/2021	FRFR					
XF DATE	02/08/2021	FRFR	AG DATE										
INC DATE													

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			229,046
TOTAL MARKET OB/XF VALUE			9,242
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			288,288
SOH/AGL Deduction			7,514
ASSESSED VALUE			280,774
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			280,774
TOTAL JUST VALUE			288,288
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			255,249
PU NEW TRAV			
5 YR PRCL CH, PU XFOB LN 5			
PRCL:0:1: SOH PORTED FROM LEON FOR 2016 FOR SIMPSO			
5 YR PRCL CH, PU NEW SFD & PU XFOB LN 1-4			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001076	PORCH-CO	0	11/10/2020
15000117	SFD-CO	0	03/23/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1005/0827	6/15/2016	WD Q	Q	I	01	199,100
GRANTOR: SIMPSON WILLIAM D & D						
GRANTEE: TURNER RAYMOND P &						
0975/0317	7/08/2015	WD Q	Q	I	01	191,100
GRANTOR: PAFFORD PROPERTIES &						
GRANTEE: SIMPSON WILLIAM D &						

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	0130	FIRE PLACE	0	0	0	0	1.00	UT	1,300.00	1,300.00	100	2015	2015	3	84	1,092									
2	0210	CONCRETE D	0	0	0	0	748.00	SF	6.00	6.00	100	2015	2015	3	67	3,007									
3	0211	CONCRETE W	0	0	60	4	240.00	SF	6.00	6.00	100	2015	2015	3	67	965									
4	0955	PRIVACY FE	0	0	0	0	280.00	LF	15.00	15.00	100	2015	2015	3	83	3,486									
5	0955	PRIVACY FE	0	0	0	0	53.00	LF	15.00	15.00	100	2016	2016	3	87	692									
TOTALS														2,608										229,046	

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							