

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
10	LAMINATED 50				
14	CARPET 50				
09	9 FT 100				
04	AIR DUCTED 100				
03	CENTRAL 100				
	Bedrooms	3	100		
	Bathrooms	2	100		
	Story Height	0	100		
1.	1. 100				
	Units	0	100		
03	AVERAGE				
0100	SINGLE FAMILY				
2	MKT AREA		10		
350.00	1.10/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,418	100	2015	1,418	157,865
FGR	240	50	2015	120	13,359
FOP	30	30	2015	9	1,002
FSP	95	55	2015	52	5,790
PTO	9	5	2015	0	0
TOTALS	1,792			1,599	178,015

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,599	115.8000	121.01	193,495	2015	2015	0	0	0	8.00	92.00
1 SINGLE FAM			100% - 2021	Heated Area: 1418			HX Base Yr 2021					
07/15/2019	FRJT	07/15/2019	FRJT	06/07/2021	TB							

WAKULLA COUNTY PROPERTY				
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	178,015			
TOTAL MARKET OB/XF VALUE	4,022			
TOTAL LAND VALUE - MARKET	40,000			
TOTAL MARKET VALUE	222,037			
SOH/AGL Deduction	20,264			
ASSESSED VALUE	201,773			
TOTAL EXEMPTION VALUE	HX HB 50,000			
BASE TAXABLE VALUE	151,773			
TOTAL JUST VALUE	222,037			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	195,896			
2022 QNR RTND TO BE REVIEWED BY ROBBIE				
MARRIAGE CERT OR 1238 P 145				
ADD HX FOR 2021-ENGLISH				
5 YR PRCL CH, N/C				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
15000185	SFD-CO	0	03/23/2015	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD	SALE PRICE
1171/0747	9/25/2020	WD Q	I 01	210,000
GRANTOR: LANE CHRISTOPHER & AM				
GRANTEE: ENGLISH COURTNEY				
0976/0404	7/24/2015	WD Q	I 01	154,000
GRANTOR: PAFFORD PROPERTIES &				
GRANTEE: LANE CHRISTOPHER &				

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	0	802.00	SF	6.00	6.00	100	2015	2015	3	67	3,224	
2	0211	CONCRETE W	0	100	5	25.00	SF	6.00	6.00	100	2015	2015	3	67	101	
3	0955	PRIVACY FE	0	100	0	56.00	LF	15.00	15.00	100	2015	2015	3	83	697	

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	100			0.00	0.00	1.00	LT		1.00	1.00	0.80	50,000.00	40,000.00	40,000								