



ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
03	CONCR STEM 100		
02	WOOD FRAME 100		
30	VINYL 100		
03	GABLE/HIP 100		
03	COMP SHNGL 100		
05	DRYWALL 100		
14	CARPET 70		
08	SHT VINYL 30		
13	HEAT PUMP 100		
13	HEAT PUMP 100		
1	1 100		
0	0 100		
1.	1. 100		
0	0 100		
03	AVERAGE		
0100	SINGLE FAMILY		
3	MKT AREA	10	
000	1.00/		
BAS	1,300	100	1998
UOP	48	20	2013
USP	204	40	2020
TOTALS	1,552		1,392

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% - 2021		101.46	141,232	1997	2015	0	0	8.00	92.00	Heated Area: 1300 HX Base Yr 2021	
BAS	1,300	100	1998	1,300	121,346								
UOP	48	20	2013	10	934								
USP	204	40	2020	82	7,654								
TOTALS	1,552			1,392	129,933								

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		129,933	
TOTAL MARKET OB/XF VALUE		2,665	
TOTAL LAND VALUE - MARKET		8,000	
TOTAL MARKET VALUE		140,598	
SOH/AGL Deduction		23,321	
ASSESSED VALUE		117,277	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		67,277	
TOTAL JUST VALUE		140,598	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		116,568	
5 YR PRCL CK, CHG EYB 1997 TO 2015, XFOBS			
FIELD CARD VERIFIED			
PU NEW TRAVERSE			
ADD HX FO R2021-LYNCH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000404	REROOF-CO	0	08/01/2019
15001146	SAFETY INSP	0	12/18/2015
2009380	REPL POWER POLE-V	0	04/29/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1140/0121	2/10/2020	WD	Q	I	01	91,900
GRANTOR: BARFIELD DOREEN E & S						
GRANTEE: LYNCH MELISSA S & S						
1076/0187	6/11/2018	QC	U	I	30	100
GRANTOR: BAKER DOREEN E N/K/A						
GRANTEE: BARFIELD DOREEN E &						

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	0620	WOOD UTL B	0 100	16	20	320.00	SF	6.00	6.00	100	1990	1990	3	20	384	
2	0600	GRN HSE FA	0 100	24	12	288.00	SF	4.00	4.00	100	1995	1995	3	24	276	
3	0940	OPEN SHED	0 100	10	8	80.00	SF	4.00	4.00	100	1987	1987	3	23	74	
4	0213	CONCRETE P	0 100	16	16	256.00	SF	6.00	6.00	100	1990	1990	3	100	1,536	
5	0770	PUMP HOUSE	0 100	3	4	12.00	SF	5.00	5.00	100	2010	2010	3	60	36	
6	0211	CONCRETE W	0 100	35	3	105.00	SF	6.00	6.00	100	2013	2013	3	57	359	

TOTAL OB/XF													
2,665													

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1998] W43 UOP=[YR=2013] N6 W8 S6 E8\$ W9 S2\$ USP=[YR=2020] S12 E17 N12 W17\$ E52 N25\$.													

LAND DESCRIPTION																								
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			175.00	200.00	1.00	LT		1.00	1.00	0.80	10,000.00	8,000.00	8,000							