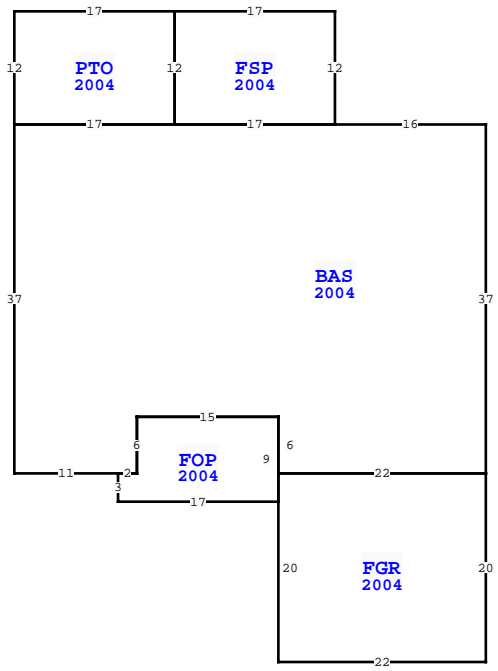


ELEMENT		CD	CONSTRUCTION		
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	100	
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL	100		
Interior Floor	11	CLAY TILE	50		
Interior Floor	14	CARPET	50		
Heating Type	13	HEAT PUMP	100		
Air Condition	13	HEAT PUMP	100		
Bedrooms		4	100		
Bathrooms		2	100		
Story Height		0	100		
Stories	1.	1.	100		
Fireplace	01	FIREPLACE	100		
Units		0	100		
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	3	MKT AREA	10		
NEIGHBORHOOD/LOC	273.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,760	100	2004	1,760	176,229
FGR	440	50	2004	220	22,029
FOP	141	30	2004	42	4,206
FSP	204	55	2004	112	11,215
PTO	204	5	2004	10	1,001
TOTALS	2,749			2,144	214,679

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			252,563	2004	2008	0	0	15.00	85.00
Heated Area: 1760											
HX Base Yr 2023											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	214,679		
TOTAL MARKET OB/XF VALUE	10,870		
TOTAL LAND VALUE - MARKET	55,000		
TOTAL MARKET VALUE	280,549		
SOH/AGL Deduction	1,219		
ASSESSED VALUE	279,330		
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE	229,330		
TOTAL JUST VALUE	280,549		
NCON VALUE	8,900		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	262,553		
5 YR PRCL CK, DEMO XFOB, PU XFOB			
INCR EYB 2004-2008 RE-ROOF CC 01-2022			
2022 HX QNR RTND SENT TO ROBBIE FOR REVIEW			
SALES CH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB24-000640	HVAC CHANGE OUT-C		09/17/2024
OB21-000652	RE-ROOF-CC	0	12/21/2021
20000542	GENERATOR	0	06/10/2020
20000505	GENERATOR	0	06/03/2020
30794	SFD	0	09/23/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1248/0339	1/20/2022	WD Q	Q	I	01	308,000
GRANTOR: BEASLEY BRIAN R & VIC						
GRANTEE: OLIVER DOUGLAS R &						
1138/0733	1/24/2020	WD Q	Q	I	01	220,000
GRANTOR: DUCHARME STEVEN M						
GRANTEE: BEASLEY BRIAN R & V						

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	1,376.00	SF	6.00	6.00	100	2003	2003	3	21	1,734	
2	0211	CONCRETE W	0	100	0	171.00	SF	6.00	6.00	100	2004	2004	3	23	236	
4	0157	GENERATOR	0	100	0	1.00	UT	8,900.00	8,900.00	100	2024	2023		100	8,900	

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							