

ELEMENT		CD	CONSTRUCTION		
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	80	
Exterior Wall	19	COMMON	BRK	20	
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL	100		
Interior Floo	11	CLAY TILE	50		
Interior Floo	14	CARPET	50		
Heating Type	13	HEAT PUMP	100		
Air Condition	13	HEAT PUMP	100		
Bedrooms		3	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	1,845	100	2005	1,845	186,009
FGR	400	50	2005	200	20,164
FOP	155	30	2005	46	4,638
PTO	160	5	2005	8	807
TOTALS	2,560			2,099	211,617

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								
Heated Area: 1845						HX Base Yr 2023					

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			211,617
TOTAL MARKET OB/XF VALUE			3,377
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			269,994
SOH/AGL Deduction			148,441
ASSESSED VALUE			121,553
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			71,553
TOTAL JUST VALUE			269,994
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			261,218
5 YR PRCL CK, DEMO XFOB			
22 PORT TO LEON - HERNDON			
PORT FROM SEMINOLE - MANN			
INCR EYB 2005-2009 RE-ROOF CC 3-2022			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB22-000119	RE-ROOF-CC	0	02/24/2022
20051184	SFD	0	08/05/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1251/0767	2/15/2022	WD Q	Q	I	01	325,000
GRANTOR: HERNDON THOMAS J & EL						
GRANTEE: MANN CLARK & TINA						
0637/0107	1/18/2006	WD Q	Q	I		216,700
GRANTOR: WAKULLA BUILDERS LLC						
GRANTEE: HERNDON THOMAS J &						

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
3	0210	CONCRETE D	0	100	0	0			6.00	100	2005	2005	3	24	2,030	
3	0211	CONCRETE W	0	100	60	3			6.00	100	2005	2005	3	24	259	
4	0956	PRIVACY FE	0	100	0	0			19.00	100	2006	2006	3	27	1,088	

BUILDING NOTES			
BLD DATE 10/28/2020 RTAK LGL DATE 10/28/2020 RTAK			
XF DATE 10/28/2020 RTAK LAND DATE 10/28/2020 RTAK			
INC DATE AG DATE			

BUILDING DIMENSIONS			
BAS=[YR=2005] W18 PTO=[YR=2005] N10 W16 S10 E16\$ W42 S21			
FGR=[YR=2005] S20 E20 N20 W20\$ E20 S15 FOP=[YR=2005] S5 E28			
N5 W1 N3 W5 S3 W22\$ E22 N3 E5 S3 E13 N36\$.			

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	DPHT 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							