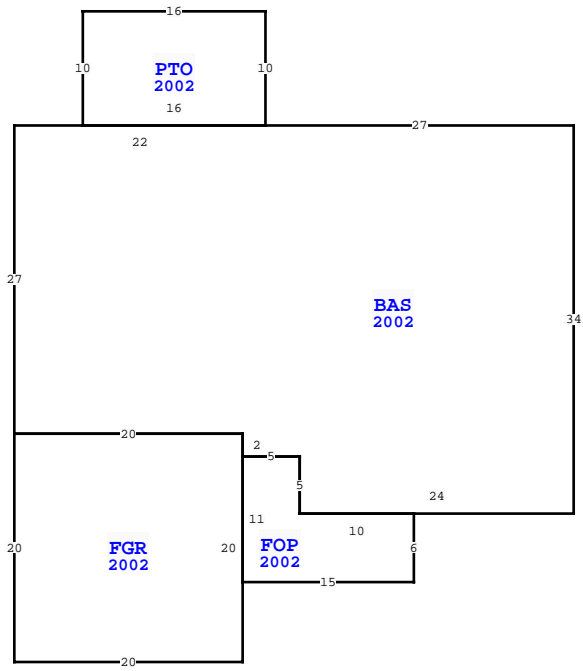




ELEMENT		CD	CONSTRUCTION		
Foundation	02		CONCR SLAB 100		
Frame	02		WOOD FRAME 100		
Exterior Wall	05		HARDIE BRD 100		
Roof Structur	03		GABLE/HIP 100		
Roof Cover	03		COMP SHNGL 100		
Interior Wall	05		DRYWALL 100		
Interior Floor	10		LAMINATED 50		
Interior Floor	14		CARPET 50		
Heating Type	13		HEAT PUMP 100		
Air Condition	13		HEAT PUMP 100		
Bedrooms			3 100		
Bathrooms			2 100		
Story Height			0 100		
Stories	1.		1. 100		
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	1,501	100	2002	1,501	138,787
FGR	400	50	2002	200	18,493
FOP	115	30	2002	34	3,144
PTO	160	5	2002	8	740
TOTALS	2,176			1,743	161,163

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,743	114.5000	108.78	189,604	2002	2008	0	0	15.00	85.00		
1 SINGLE FAM 0% - 2024 Heated Area: 1501 HX Base Yr													



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		161,163	
TOTAL MARKET OB/XF VALUE		1,260	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		217,423	
SOH/AGL Deduction		0	
ASSESSED VALUE		217,423	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		217,423	
TOTAL JUST VALUE		217,423	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		210,167	
5 YR PRCL CK, N/C			
22 PORT TO LEON - MCMANUS			
INCR EYB 2006-2008 HVAC-CC 6-2022			
INCR EYB 2002-2006 PRMT B22-000983			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000983	RE-ROOF-CC	0	09/26/2022
22000668	HVAC-CC	0	06/29/2022
2011518	LAWN STORAGE	0	08/01/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1280/0667	8/26/2022	WD Q	Q	I	01	260,000
GRANTOR: MCMANUS LUKE R & ELIZ						
GRANTEE: LONG DEXTER & INGEL						
1076/0597	6/08/2018	WD Q	Q	I	01	185,000
GRANTOR: GAINNEY JEFFREY W						
GRANTEE: MCMANUS LUKE R & EL						

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	0	60	16	960.00	SF	6.00	6.00	100	2002	2002	3	20	1,152	
2	0211	CONCRETE W	0	0	18	5	90.00	SF	6.00	6.00	100	2002	2002	3	20	108	
3	0700	PORT BLDG	0	0	12	14	168.00	SF	0.00	0.00	100	2011	2011	3	76	0	

BLD DATE		12/09/2020	FRFR	LGL DATE	
XF DATE	12/09/2020	FRFR	LAND DATE	12/09/2020	FRFR
INC DATE			AG DATE		

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=2002] W27 PTO=[YR=2002] N10 W16 S10 E16\$ W22 S27													
FGR=[YR=2002] S20 E20 N20 W20\$ E20 S2 FOP=[YR=2002] S11 E15													
N6 W10 N5 W5\$ E5 S5 E24 N34\$.													

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							