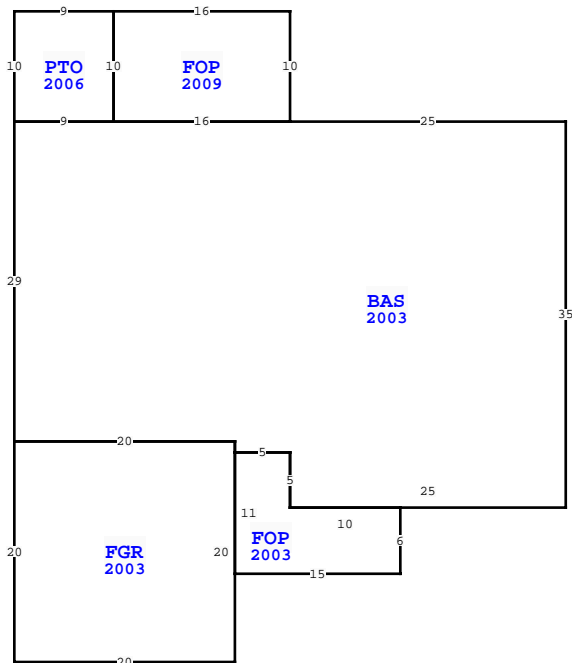




ELEMENT		CD	CONSTRUCTION
Foundation	02	CONCR	SLAB 100
Frame	02	WOOD	FRAME 100
Exterior Wall	05	HARDIE	BRD 80
Exterior Wall	19	COMMON	BRK 20
Roof Structur		N/A	100
Roof Cover	03	COMP	SHNGL 100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	70
Interior Floo	12	HARDWOOD	30
Heating Type	13	HEAT 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
BAS	1,605	100	2003
FGR	400	50	2003
FOP	115	30	2003
FOP	160	30	2009
PTO	90	5	2006
TOTALS	2,370		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,891	123.3000	117.14	221,512	2003	2010	0	0	13.00	87.00		
1 SINGLE FAM 100% - 2023 Heated Area: 1605 HX Base Yr 2023													



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		192,715	
TOTAL MARKET OB/XF VALUE		2,046	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		249,761	
SOH/AGL Deduction		50,902	
ASSESSED VALUE		198,859	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		148,859	
TOTAL JUST VALUE		249,761	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		235,337	
5 YR PRCL CK, CHG EYB 2007 TO 2010, HVAC, DEMO XFO			
PORT FROM GADSDEN - KAY			
PORT TO 09931-000 WELLS			
INCR EYB 2003-2007 RE-ROOF-CC 2-2022			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000178	RE-ROOF-CC	0	02/22/2022
19000136	HVAC-CO	0	03/14/2019
29857	SFD	0	02/20/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1254/0441	3/04/2022	WD Q	Q	I	01	285,000
GRANTOR: WELLS ROBERT CHARLES						
GRANTEE: KAY ANGELA WHITNEY						
0842/0019	12/22/2010	WD Q	Q	I	01	161,000
GRANTOR: ANDRESEN CAROL LYNNE						
GRANTEE: WELLS ROBERT CHARLE						

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
2	0210	CONCRETE D	0	100	0	960.00	SF	6.00	6.00	100	2003	2003	3	21	1,210	
3	0211	CONCRETE W	0	100	14	70.00	SF	6.00	6.00	100	2003	2003	3	21	88	
4	0956	PRIVACY FE	0	100	0	22.00	LF	19.00	19.00	100	2003	2003	3	21	88	
5	0955	PRIVACY FE	0	100	0	440.00	LF	15.00	15.00	100	2004	2004	3	10	660	
6	0700	PORT BLDG	0	100	8	96.00	SF	0.00	0.00	100	2016	2016	3	86	0	

TOTAL OB/XF													
2,046													
BLD DATE	12/10/2020	FRFR	LGL DATE										
XF DATE	12/10/2020	FRFR	LAND DATE	12/10/2020									
INC DATE			AG DATE										

BUILDING NOTES													
BAS=[YR=2003] W25 FOP=[YR=2009] N10 W16 S10 E16\$ W16													
PTO=[YR=2006] N10 W9 S10 E9\$ W9 S29 FGR=[YR=2003] S20 E20 N20													
W20\$ E20 S1 FOP=[YR=2003] S11 E15 N6 W10 N5 W5\$ E5 S5 E25													
N35\$.													

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							