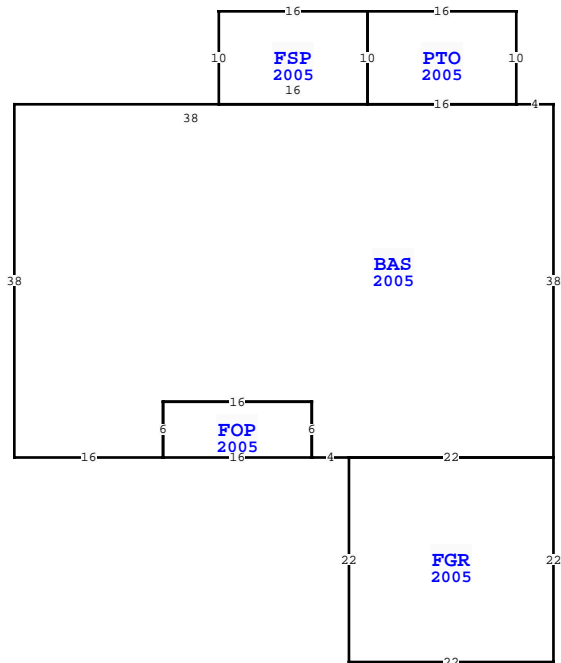




ELEMENT		CD	CONSTRUCTION		
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	90	
Exterior Wall	20	FACE	BRICK	10	
Roof Structur	03	GABLE/HIP		100	
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL		100	
Interior Floor	11	CLAY TILE		50	
Interior Floor	14	CARPET		50	
Heating Type	13	HEAT PUMP		100	
Air Condition	13	HEAT PUMP		100	
Bedrooms		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	2,108	100	2005	2,108	208,916
FGR	484	50	2005	242	23,984
FOP	96	30	2005	29	2,874
FSP	160	55	2005	88	8,721
PTO	160	5	2005	8	793
TOTALS	3,008			2,475	245,288

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,475	121.3000	115.24	285,219	2005	2009	0	0	14.00	86.00
1 SINGLE FAM 100% - 2024 Heated Area: 2108 HX Base Yr 2023											



WAKULLA COUNTY PROPERTY				
VALUATION SUMMARY			PAGE 1 of 1	
VALUATION BY		STANDARD		
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE		245,288		
TOTAL MARKET OB/XF VALUE		3,987		
TOTAL LAND VALUE - MARKET		55,000		
TOTAL MARKET VALUE		304,275		
SOH/AGL Deduction		0		
ASSESSED VALUE		304,275		
TOTAL EXEMPTION VALUE		HX HB 50,000		
BASE TAXABLE VALUE		254,275		
TOTAL JUST VALUE		304,275		
NCON VALUE		0		
INCOME VALUE		0		
PREVIOUS YEAR MKT VALUE		295,534		
5 YR PRCL CK, DEMO XFOB				
INCR EYB 2005-2009 RE-ROOF CC 4-2022				
DC LAWANA M WIGGINS OR 1269 P 674				
5 YR PRCL CH, N/C				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
B24-000437	BATHROOM RENO		06/11/2024	
OB22-000164	RE-ROOF-CC	0	03/21/2022	
18000906	GENERATOR	0	09/05/2018	
32474	SFD	0	10/07/2004	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD	SALE PRICE
1269/0674	6/16/2022	DC U	V 30	100
GRANTOR: WIGGINS LAWANA M				
GRANTEE: WIGGINS KAREN SUE				
0633/0757	12/28/2005	WD Q	V 01	100
GRANTOR: WIGGINS LAWANA M				
GRANTEE: WIGGINS LAWANA M &				
BUILDING NOTES				
BUILDING DIMENSIONS				
BAS=[YR=2005] W4 PTO=[YR=2005] N10 W16 S10 E16\$ W16				
FSP=[YR=2005] N10 W16 S10 E16\$ W38 S38 E16 FOP=[YR=2005] E16				
N6 W16 S6\$ N6 E16 S6 E4 FGR=[YR=2005] S22 E22 N22 W22\$ E22				
N38\$.				

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	0	1,400.00	SF	6.00	6.00	100	2005	2005	3	24	2,016	
2	0211	CONCRETE W	0	100	0	0	30.00	SF	6.00	6.00	100	2005	2005	3	24	43	
4	0700	PORT BLDG	0	100	10	12	120.00	SF	0.00	0.00	100	2006	2006	3	66	0	
5	0955	PRIVACY FE	0	100	0	0	75.00	LF	15.00	15.00	100	2008	2008	3	50	563	
6	0955	PRIVACY FE	0	100	0	0	130.00	LF	15.00	15.00	100	2012	2012	3	70	1,365	

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	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							