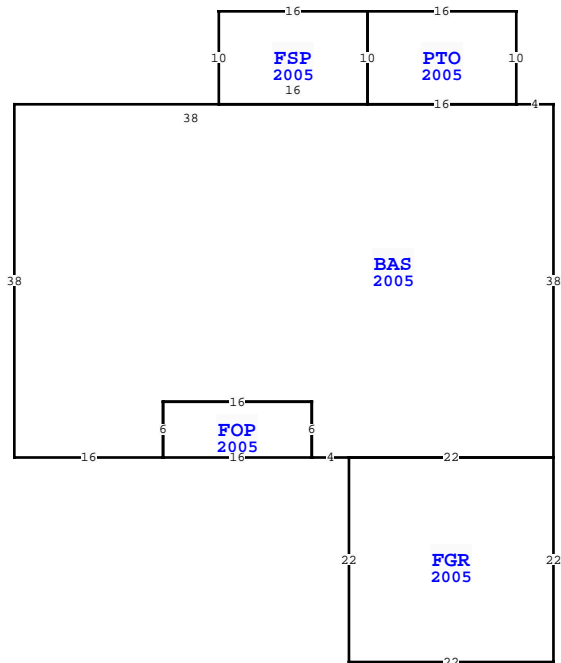




ELEMENT		CD	CONSTRUCTION		
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	90	
Exterior Wall	20	FACE	BRICK	10	
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL	100		
Interior Floo	11	CLAY TILE	50		
Interior Floo	14	CARPET	50		
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	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				PAGE 1 of 1	3	
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 / U	V / I	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					3,987						
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							