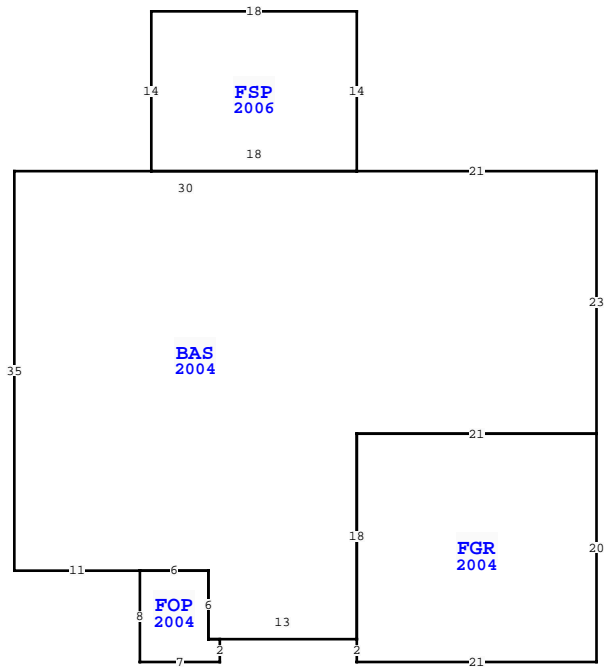




ELEMENT		CD	CONSTRUCTION
Foundation	02	CONCR	SLAB 100
Frame	02	WOOD	FRAME 100
Exterior Wall	05	HARDIE BRD	80
Exterior Wall	19	COMMON BRK	20
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Heating Type	13	HEAT PUMP	100
Air Condition	13	HEAT PUMP	100
Bedrooms		3	100
Bathrooms		2	100
Story Height		0	100
Stories	1.	1.	100
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	1,611	100	2004
FGR	420	50	2004
FOP	50	30	2004
FSP	252	55	2006
TOTALS	2,333		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,975	121.9000	115.80	228,705	2004	2009	0	0	14.00	86.00		
1 SINGLE FAM 0% - 0 Heated Area: 1611 HX Base Yr													



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	196,686		
TOTAL MARKET OB/XF VALUE	6,200		
TOTAL LAND VALUE - MARKET	55,000		
TOTAL MARKET VALUE	257,886		
SOH/AGL Deduction	811		
ASSESSED VALUE	257,075		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	257,075		
TOTAL JUST VALUE	257,886		
NCON VALUE	3,824		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	240,266		
5 YR PRCL CK, CHG EYB 2004 TO 2009, REROOF, PU XFO			
5 YR PRCL CK N/C			
ADD HX & ORT FOR 2020- NICHOLS'			
EMLD REQ FOR DR501R/JEFFERSON CO/NICHOLS			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24-000665	HVAC CHANGE OUT		07/16/2024
21000523	REROOF EXISTING S	0	10/07/2021
30896	SFR	0	10/17/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1230/0417	9/24/2021	WD Q	Q	I	01	269,900
GRANTOR: NICHOLS RICHARD S						
GRANTEE: ESTEVEZ KATHERINE A						
1124/0711	9/17/2019	WD Q	Q	I	01	210,000
GRANTOR: MCINTIRE LEONARD E &						
GRANTEE: NICHOLS RICHARD S						

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	0	0	1,572.00	SF	6.00	6.00	100	2004	2004	3	23	2,169	
2	0211	CONCRETE W	0	0	50	3	150.00	SF	6.00	6.00	100	2004	2004	3	23	207	
5	0055	PORTABLE C	0	0	18	20	360.00	SF	0.00	0.00	100	2013	2013	3	57	0	
6	0700	PORT BLDG	0	0	8	10	80.00	SF	0.00	0.00	100	2013	2013	3	80	0	
8	0950	METAL SHED	0	0	0	0	478.00	SF	8.00	8.00	100	2024	2023		100	3,824	

TOTAL OB/XF													
6,200													

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2004] W21 FSP=[YR=2006] N14 W18 S14 E18\$ W30 S35 E11													
FOP=[YR=2004] S8 E7 N2 W1 N6 W6\$ E6 S6 E13 FGR=[YR=2004] S2													
E21 N20 W21 S18\$ N18 E21 N23\$. N21 \$.													

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