

ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	11	AVERAGE		50	
Exterior Wall	20	FACE	BRICK	50	
Roof Structur	03	GABLE/HIP		100	
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL		100	
Interior Floo	07	VYL	PLANK	100	
Heating Type	04	AIR	DUCTED	100	
Air Condition	03	CENTRAL		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	4	MKT AREA		08	
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,183	100	2018	2,183	216,718
FCP	550	25	2018	138	13,700
FOP	238	30	2018	71	7,049
FSP	340	55	2018	187	18,565
TOTALS	3,311			2,579	256,031

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2018		Heated Area: 2183					HX Base Yr 2018	

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY				STANDARD		
VALUATION BY		Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE				256,031		
TOTAL MARKET OB/XF VALUE				31,823		
TOTAL LAND VALUE - MARKET				35,000		
TOTAL MARKET VALUE				322,854		
SOH/AGL Deduction				28,616		
ASSESSED VALUE				294,238		
TOTAL EXEMPTION VALUE		HX HB		50,000		
BASE TAXABLE VALUE				244,238		
TOTAL JUST VALUE				322,854		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				326,991		
FR 5 YR CK, PU XFOBS						
COA PER NCOA TRIM REPORT						
FOR 2019 (TREY DAVIS)						
ADD HX/PORT FOR 2019- PORTED FROM 04995-B12						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
18000786	INSTALL POWER POL	0	07/26/2018			
18000505	SFD-CO	0	05/22/2018			
2009814	MECH	0	10/06/2009			
2008840	DWMH-CO	0	09/30/2008			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1027/0666	3/02/2017	WD	Q	I	01	40,000
GRANTOR: HOFBAUER FRANZ						
GRANTEE: DAVIS HANNAH AILEEN						
0610/0360	8/16/2005	WD	Q	I		118,000
GRANTOR: PORTER PEGGY SPEARS						
GRANTEE: HOFBAUER FRANZ						
BUILDING NOTES						
BUILDING DIMENSIONS						
FSP=[YR=2018] W34 S10 E34 BAS=[YR=2018] W34 FCP=[YR=2018] N22 W25 S22 E25\$ W25 S37 E12 FOP=[YR=2018] S7 E34 N7 W34\$ E47 N37\$ N10\$.						

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	1,174.00	SF	6.00	6.00	100	2018	2018	3	80	5,635	
2	0211	CONCRETE W	0	100	0	0	1,403.00	SF	6.00	6.00	100	2018	2018	3	80	6,734	
3	0130	FIRE PLACE	0	100	0	0	1.00	UT	1,300.00	1,300.00	100	2018	2018	3	90	1,170	
4	0940	OPEN SHED	0	100	12	45	540.00	SF	4.00	4.00	100	2019	2019	3	85	1,836	
5	0211	CONCRETE W	0	100	12	45	540.00	SF	6.00	6.00	100	2019	2019	3	85	2,754	
6	0940	OPEN SHED	0	100	8	10	80.00	SF	4.00	4.00	100	2020	2020	3	89	285	
7	0030	BARN,POLE	0	100	32	48	1,536.00	SF	9.00	9.00	100	2022	2022	3	97	13,409	
TOTALS															31,823		

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	5.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	35,000							