

ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
02	CONCR SLAB 100		
02	WOOD FRAME 100		
05	HARDIE BRD 80		
11	AVERAGE 20		
03	GABLE/HIP 100		
13	GALVALUM 100		
05	DRYWALL 100		
10	LAMINATED 90		
11	CLAY TILE 10		
04	AIR DUCTED 100		
03	CENTRAL 100		
	Bedrooms	3	100
	Bathrooms	2.5	100
	Story Height	0	100
1.	Stories	1.	100
	Units	0	100
03	AVERAGE		
5000	IMPRVD AG RES		
4	MAP NUM	08	
000	NEIGHBORHOOD/LOC	1.00/	
BAS	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
FOP	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
FOP	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
TOTALS		3,057	2,669

MARKET ADJUSTMENTS																											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																
0100	01	2,669	110.6000	105.07	280,432	2022	2022	0	0	1.00	99.00																
2 SINGLE FAM 100% - 2023 Heated Area: 2503 HX Base Yr 2023																											
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>09/20/2018</th> <th>FRJT</th> <th>LGL DATE</th> </tr> <tr> <th>XF DATE</th> <th>09/20/2018</th> <th>FRJT</th> <th>LAND DATE</th> </tr> <tr> <th>INC DATE</th> <th></th> <th></th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td colspan="4">09/20/2018 FRJT</td> </tr> </tbody> </table>												BLD DATE	09/20/2018	FRJT	LGL DATE	XF DATE	09/20/2018	FRJT	LAND DATE	INC DATE			AG DATE	09/20/2018 FRJT			
BLD DATE	09/20/2018	FRJT	LGL DATE																								
XF DATE	09/20/2018	FRJT	LAND DATE																								
INC DATE			AG DATE																								
09/20/2018 FRJT																											

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				277,628		
TOTAL MARKET OB/XF VALUE				18,360		
TOTAL LAND VALUE - MARKET				45,000		
TOTAL MARKET VALUE				312,288		
SOH/AGL Deduction				0		
ASSESSED VALUE				312,288		
TOTAL EXEMPTION VALUE				HX HB 50,000		
BASE TAXABLE VALUE				262,288		
TOTAL JUST VALUE				340,988		
NCON VALUE				0		
INCOME VALUE				0		
PREVIOUS YEAR MKT VALUE				342,051		
R230023 REMOVE MH MOVED WHEN NEW HSE BLT						
CORRECT HOW PARCEL WAS SAVED						
ADDED HX - MAILED AMENDED TRIM						
XF0BS 0030,0940,0130						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
PR22-000040	SFD-CO	0	03/18/2022			
022442	N/A	0	06/27/1997			
022421	N/A	0	06/25/1997			
019366	N/A	0	03/07/1995			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1201/0885	4/09/2021	QC	U	I	30	100
GRANTOR: LANDRUM JOHN D JR						
GRANTEE: LANDRUM JOHN D JR &						
1191/0808	2/04/2021	QC	U	I	30	100
GRANTOR: LANDRUM SANDRA W FKA						
GRANTEE: LANDRUM JOHN D JR						
BUILDING NOTES						

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
4	0625	PORT WD UT	0	100 16 12	192.00	SF	0.00	0.00	100	1998	1998	3	20	0	
5	0210	CONCRETE D	0	100 22 20	440.00	SF	6.00	6.00	100	2012	2012	3	52	1,373	
8	0030	BARN, POLE	0	100 32 48	1,536.00	SF	9.00	9.00	100	2021	2021	3	93	12,856	
9	0940	OPEN SHED	0	100 16 48	768.00	SF	4.00	4.00	100	2021	2021	3	93	2,857	
10	0130	FIRE PLACE	0	100 0 0	1.00	UT	1,300.00	1,300.00	100	2022	2022	3	98	1,274	
TOTALS												18,360			

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	000110	C	SFR RURAL	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	15,000							
2	005970	A	TIMBER MIX 1	0			0.00	0.00	4.00	AC		1.00	1.00	1.00	325.00	325.00	1,300							