

ELEMENT		CD	CONSTRUCTION		
Foundation	02	CONCR	SLAB	100	
Frame	30	WOOD	FRAME	100	
Exterior Wall	02	VINYL	100		
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			2.5	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	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	1993	1,800	148,122
FEP	448	80	1993	358	29,460
FGR	384	50	1993	192	15,800
FSP	60	55	1993	33	2,716
FST	266	55	1993	146	12,014
TOTALS	2,958			2,529	208,112

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%	- 2024		277,482	1990	1998	0	0	25.00	75.00

Heated Area: 2158 HX Base Yr 2024

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 2	
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	208,112		
TOTAL MARKET OB/XF VALUE	30,309		
TOTAL LAND VALUE - MARKET	90,500		
TOTAL MARKET VALUE	328,921		
SOH/AGL Deduction	85,813		
ASSESSED VALUE	243,108		
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE	193,108		
TOTAL JUST VALUE	328,921		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	241,421		
5 YR PRCL CK, CHG EYB 1990 TO 1998 HVAC REROOF			
PORT TO 11586-029 EICHLER			
MC OR 1299 P 892 BROWN/EICHLER H3			
2022 T&P RENEWAL RECD			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000296	SIDING-CO	0	05/23/2019
18000505	REROOF	0	12/17/2018
2008181	REROOF-SFD	0	02/28/2008
2008179	REPLC SIDING	0	02/27/2008
023745	POOL	0	06/23/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1305/0809	3/22/2023	WD Q	Q	I	01	375,000
GRANTOR: EICHLER CHRISTOPER W						
GRANTEE: GAINES AMANDA & PAR						
1272/0163	1/08/2020	QC U	I	I	11	100
GRANTOR: BROWN VICKIE D						
GRANTEE: EICHLER CHRISTOPER						

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	0610	VINYL UTL	0	100	8	10		SF	6.00	100	1990	1990	3	20	96	
2	0700	PORT BLDG	0	100	14	10		SF	0.00	100	1997	1997	3	54	0	
3	0170	GARAGE UNF	0	100	24	40		SF	25.00	100	1992	1992	3	49	11,760	
4	0211	CONCRETE W	0	100	0	0		SF	6.00	100	1998	1998	3	20	1,308	
5	0220	POOL VINYL	0	100	16	32		SF	60.00	100	1998	1998	3	40	12,288	
6	0610	VINYL UTL	0	100	10	9		SF	6.00	100	1990	1990	3	20	108	
7	0211	CONCRETE W	0	100	16	20		SF	6.00	100	1998	1998	3	20	384	
8	0213	CONCRETE P	0	100	18	6		SF	6.00	100	1998	1998	3	100	648	
9	0955	PRIVACY FE	0	100	0	0		LF	15.00	100	1999	1999	3	0	0	
10	0250	ASPHALT AV	0	100	0	0		SF	2.00	100	2001	2001	3	20	2,240	

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	3.62	AC		1.00	1.00	1.00	25,000.00	25,000.00	90,500							

BUILDING NOTES														
BUILDING DIMENSIONS														
FST=[YR=1993] W14 FEP=[YR=1993] W32 S14 E32 N14 \$ S14 BAS=[YR=1993] W60 S35 E28 N6 E8 FSP=[YR=1993] E10 N6 W10 S6 \$ N6 E10 S6 E12 FGR=[YR=1993] E16 N24 W16 S24 \$ N24 E2 N5 \$ S5 E14 N19 \$.														

