

ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
07	PIER BLOCK 100		
02	WOOD FRAME 100		
30	VINYL 100		
03	GABLE/HIP 100		
05	COMP SHNGL 100		
03	DRYWALL 100		
10	LAMINATED 70		
14	CARPET 30		
13	HEAT PUMP 100		
13	HEAT PUMP 100		
3	2 100		
1.1	1.100		
00	N/A 100		
	0 100		
03	AVERAGE		
0150	SFR/DCA/MOD		
3	MKT AREA	10	
000	1.00/		
BAS	1,612	100	2015
FOP	200	35	2015
UOP	275	25	2024
TOTALS	2,087		1,751

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2	SFR/DCA/MO	100%	- 2020		175,713	2015	2015	0	0	0	8.00	92.00	
Heated Area: 1612												HX Base Yr 2020	
BLD DATE	08/07/2015	MMSR	LGL DATE										
XF DATE	01/28/2020	FRSR	LAND DATE	01/28/2020	FRSR								
INC DATE			AG DATE										

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		161,656	
TOTAL MARKET OB/XF VALUE		4,257	
TOTAL LAND VALUE - MARKET		12,000	
TOTAL MARKET VALUE		177,913	
SOH/AGL Deduction		66,595	
ASSESSED VALUE		111,318	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		61,318	
TOTAL JUST VALUE		177,913	
NCON VALUE		9,505	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		119,895	
5 YR PRCL CK, CHG QUAL FAIR TO AVG, CHG TRAV DCK T			
ADD HX FOR 2020-GRUBBS			
REFLECT MH			
5 YR PRCL CH, PU XFOB LN 1, CHG ALL CODES TO			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001339	CARPORT-CO	0	10/04/2019
15000419	DCA UNIT-CO	0	05/29/2015
2013245	DEMO	0	04/23/2013
026167	RENOV	0	02/04/2000
026094	ELEC	0	01/18/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1105/0305	3/26/2019	WD Q	Q	I	01	144,900
GRANTOR: W R J SALES INC						
GRANTEE: GRUBBS JANET D & GR						
1046/0187	8/30/2017	WD U	U	I	12	104,000
GRANTOR: BENNETT BETTER BUILT						
GRANTEE: W R J SALES INC						

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	0055	PORTABLE C	0	100	22	20		440.00	SF	3.00	100	2019	2019	3	85	1,122
3	0700	PORT BLDG	0	100	0	0		1.00	SF	0.00	100	2024	2023		98	0
4	0640	LEAN-TO	0	100	8	10		80.00	SF	8.00	100	2024	2023		100	640
5	0060	DECK WOOD	0	100	0	0		259.00	SF	5.00	100	2024	2023		100	1,295
6	0955	PRIVACY FE	0	100	0	0		80.00	LF	15.00	100	2024	2023		100	1,200
TOTALS														4,257		

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=2015;ORIG=0,0] W41 W11 S31 E40 E12 N31 \$													
FOP=[YR=2015;ORIG=-12,31] W20 S10 E20 N10 \$													
UOP=[YR=2024;ORIG=-15,-10] W20 D5L5 S5 E30 N5 U5L5 \$													

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	1.00	LT		1.00	1.00	1.00	12,000.00	12,000.00	12,000							