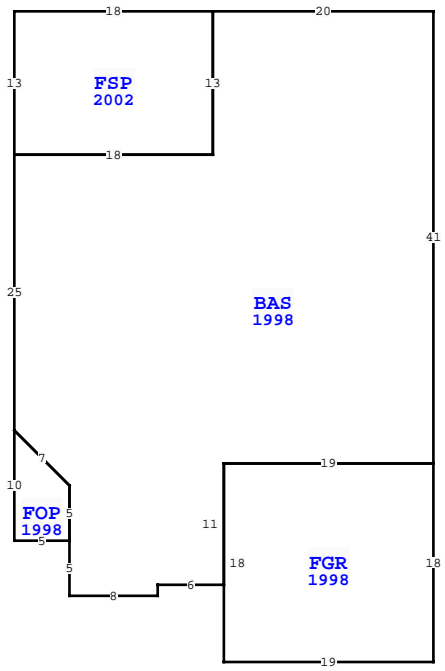




ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	30	VINYL	70		
Exterior Wall	16	WD FR	STUC	30	
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL	100		
Interior Floo	10	LAMINATED	50		
Interior Floo	14	CARPET	50		
Heating Type	13	HEAT PUMP	100		
Air Condition	13	HEAT PUMP	100		
Bedrooms		3	100		
Bathrooms		2	100		
Story Height		0	100		
Stories	1.1	1.100			
Fireplace	01	FIREPLACE	100		
Units		0	100		
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	3	MKT AREA	10		
NEIGHBORHOOD/LOC	247.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,484	100	1998	1,484	136,732
FGR	342	50	1998	171	15,756
FOP	38	30	1998	11	1,014
FSP	234	55	2002	129	11,886
TOTALS	2,098			1,795	165,388

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% - 2022									
Heated Area: 1484						HX Base Yr 2022					



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			165,388
TOTAL MARKET OB/XF VALUE			6,279
TOTAL LAND VALUE - MARKET			45,000
TOTAL MARKET VALUE			216,667
SOH/AGL Deduction			61,173
ASSESSED VALUE			155,494
TOTAL EXEMPTION VALUE	HX HB WR		55,000
BASE TAXABLE VALUE			100,494
TOTAL JUST VALUE			216,667
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			153,873
5 YR PRCL CK, RE-ROOF, CHG EYBS BUILD & XFOBS			
5 YR PRCL CK NC FR			
2022 HX/WR ADDED			
2021 T&P RENEWAL RECD			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB23-000439	HVAC CHANGE OUT-C		08/23/2023
15000287	RE-ROOF-CO	0	04/08/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1193/0037	2/10/2021	WD Q	Q	I	01	195,000
GRANTOR: LANE BRENDA G						
GRANTEE: BROWN FRANK RICHARD						
0897/0771	12/28/2012	WD Q	Q	I	01	148,000
GRANTOR: FRANKHAUSER MICHELLE						
GRANTEE: LANE BRENDA G						

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	74	14	1,036.00	SF	6.00	6.00	100	1997	1997	3	52	3,232	
3	0211	CONCRETE W	0	100	46	3	138.00	SF	6.00	6.00	100	1997	1997	3	67	555	
4	0080	4' CHAINLI	0	100	0	0	244.00	LF	13.00	13.00	100	2002	2002	3	52	1,649	
5	0700	PORT BLDG	0	100	8	10	80.00	SF	0.00	0.00	100	2002	2002	3	68	0	
6	0955	PRIVACY FE	0	100	0	0	51.00	LF	15.00	15.00	100	2003	2003	3	60	459	
7	0060	DECK WOOD	0	100	8	16	128.00	SF	5.00	5.00	100	2006	2006	3	60	384	

TOTAL OB/XF											
6,279											
BLD DATE	03/05/2018	MMJT	LGL DATE								
XF DATE	03/05/2018	MMJT	LAND DATE	03/05/2018							
INC DATE			AG DATE								

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1998] W20 S13 W18 FSP=[YR=2002] E18 N13 W18 S13 S25 R5 D5 S5 FOP=[YR=1998] N5 U5 L5 S10 E5 S5 E8 N1 E6 N11 E19 FGR=[YR=1998] W19 S18 E19 N18 N41 S.											

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	100		RSU1	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							