



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
11	CLAY TILE 50				
14	CARPET 50				
13	HEAT PUMP 100				
13	HEAT PUMP 100				
	3 100				
	2 100				
	0 100				
1.	1. 100				
01	FIREPLACE 100				
	0 100				
08	FAIR				
0100	SINGLE FAMILY				
3	MKT AREA	10			
335.00	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,300	100	2007	1,300	126,800
FEP	336	80	2019	269	26,237
FGR	288	50	2007	144	14,046
FOP	312	30	2007	94	9,169
TOTALS	2,236			1,807	176,252

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%	- 2021								
Heated Area: 1569						HX Base Yr 2021					
<div style="display: flex; justify-content: space-between;"> <div style="border: 1px solid black; padding: 5px;"> <p style="text-align: center;">24</p> <p style="text-align: center;">FGR 2007</p> <p style="text-align: center;">24</p> </div> <div style="border: 1px solid black; padding: 5px;"> <p style="text-align: center;">28</p> <p style="text-align: center;">FEP 2019</p> <p style="text-align: center;">28</p> </div> </div> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p style="text-align: center;">52</p> <p style="text-align: center;">BAS 2007</p> <p style="text-align: center;">52</p> </div> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p style="text-align: center;">52</p> <p style="text-align: center;">FOP 2007</p> <p style="text-align: center;">52</p> </div>											

WAKULLA COUNTY PROPERTY				
VALUATION SUMMARY			PAGE 1 of 1	
VALUATION BY		STANDARD		
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE		176,252		
TOTAL MARKET OB/XF VALUE		10,846		
TOTAL LAND VALUE - MARKET		55,000		
TOTAL MARKET VALUE		242,098		
SOH/AGL Deduction		65,239		
ASSESSED VALUE		176,859		
TOTAL EXEMPTION VALUE		HX HB 50,000		
BASE TAXABLE VALUE		126,859		
TOTAL JUST VALUE		242,098		
NCON VALUE		2,250		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		211,361		
5 YR PRCL CK, DEMO XFOB, PU XFOBS, CHG EYB ON BLD				
5 YR PRCL CK, CHG TRAV.				
2021 HX APPLIED EPPELSON				
MLD LATE FILE APPRVL LETTER				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
19000372	REROOF-CO	0	07/24/2019	
20061133	SFD-CO	0	07/11/2006	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD	SALE PRICE
1172/0173	10/03/2020	QC U	I 30	100
GRANTOR: ACCARDI DEBORAH L				
GRANTEE: EPPELSON CARL L & R				
1150/0395	7/31/2019	QC U	I 11	100
GRANTOR: ACCARDI DEBORAH L				
GRANTEE: EPPELSON CARL L & R				
BUILDING NOTES				
BUILDING DIMENSIONS				
FEP=[YR=2019] W28 FGR=[YR=2007] W24 S12 E24 N12\$ S12 E28				
BAS=[YR=2007] W52 S25 FOP=[YR=2007] S6 E52 N6 W52\$ E52 N25\$ N12\$.				

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
2	0210	CONCRETE D	0	100	107	10	1,070.00	SF	6.00	6.00	100	2007	2007	3	67	4,301	
3	0211	CONCRETE W	0	100	49	3	147.00	SF	6.00	6.00	100	2007	2007	3	67	591	
4	0955	PRIVACY FE	0	100	0	0	212.00	LF	15.00	15.00	100	2008	2008	3	95	3,021	
5	0210	CONCRETE D	0	100	0	0	170.00	SF	6.00	6.00	100	2007	2007	3	67	683	
6	0700	PORT BLDG	0	100	0	0	1.00	SF	0.00	0.00	100	2024	2023		98	0	
7	0060	DECK WOOD	0	100	30	15	450.00	SF	5.00	5.00	100	2024	2023		100	2,250	

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	55,000.00	55,000.00	55,000							