



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 50
Interior Floor	10	LAMINATED 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		4 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
Quality	03	AVERAGE
DOR CODE	0100	SINGLE FAMILY
MAP NUM	2	MKT AREA 10
NEIGHBORHOOD/LOC	272.00	1.05/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,723	100
FGR	440	50
FOP	90	30
FSP	160	55
PTO	170	5
UST	144	45
TOTALS	2,727	

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% - 2014									
Heated Area: 1723						HX Base Yr 2014					
TOTALS		2,131	111.5000	111.22	237,010	2003	2007	0	0	16.00	84.00

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			199,088
TOTAL MARKET OB/XF VALUE			2,439
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			251,527
SOH/AGL Deduction			88,658
ASSESSED VALUE			162,869
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			112,869
TOTAL JUST VALUE			251,527
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			239,725
INCR EYB 2003-2007 RE-ROOF-CC 2-2022			
5 YR PRCL CH, CHG DIM XFOB LN 3, CHG FLOR			
XFOB LN 5, DEL XFOB LN 6			
5 YR PRCL CH, PU CORR DIMENS XFOB LN 1, PU			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000058	RE-ROOF-CC	0	01/18/2022
29539	SFD	0	10/22/2002
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
0910/0163	5/09/2013	WD U	I 39
GRANTOR: GUNN THOMAS A & HELEN			
GRANTEE: COLEMAN CARL W & RA			
0460/0011	10/15/2002	WD Q	V
GRANTOR: BOYNTON			
GRANTEE: GUNN			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=2003] W16 FSP=[YR=2003] N10 W16 S10 E16\$ W16			
PTO=[YR=2003] N10 W17 S10 E17\$W17 S37 E12 FOP=[YR=2003] E15			
N6 W15 S6\$ N6 E15 S6 FGR=[YR=2003] S20 E22 N20 W22\$ E22 N37\$			
PTR=N10 UST=[YR=2003] E12 N12 W12 S12\$ S10\$.			

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
1	0210	CONCRETE D	0	100	90	12			6.00	100	2003	2003	3	21
2	0211	CONCRETE W	0	100	66	3			6.00	100	2003	2003	3	21
3	0940	OPEN SHED	0	100	20	7			4.00	100	2006	2006	3	27
4	0955	PRIVACY FE	0	100	0	0			15.00	100	2006	2006	3	30
5	0210	CONCRETE D	0	100	0	0			6.00	100	2003	2003	3	21
TOTALS														

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00
TOTAL OB/XF 2,439														