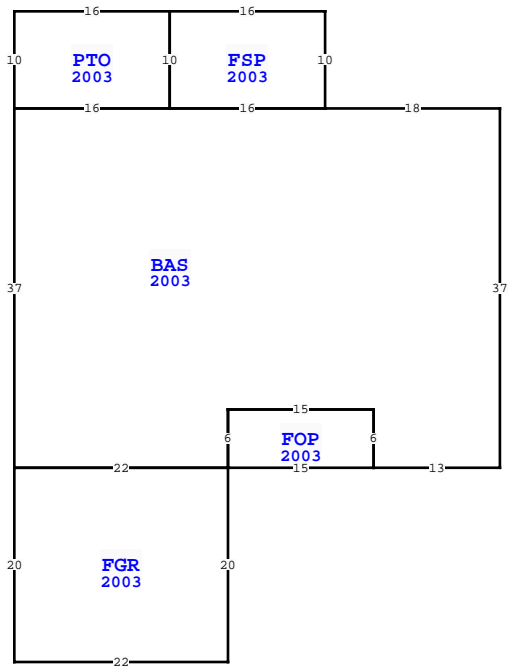




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	02	WOOD FRAME	100
Exterior Wall	05	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	10	LAMINATED	20
Heating Type	04	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	YEAR
BAS	1,760	100	2003
FGR	440	50	2003
FOP	90	30	2003
FSP	160	55	2003
PTO	160	5	2003
TOTALS	2,610		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	0% - 0		114.4000	239,973	2003	2003	0	0	20.00	80.00	Heated Area: 1760 HX Base Yr	



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	0	0	0	1,455.00	SF	6.00	6.00	100	2003	2003	3	21	1,833	
2	0130	FIRE PLACE	0	0	0	0	1.00	UT	1,300.00	1,300.00	100	2003	2003	3	60	780	
3	0211	CONCRETE W	0	0	62	3	186.00	SF	6.00	6.00	100	2003	2003	3	21	234	

TOTAL OB/XF													
2,847													

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE													
11/09/2020													
BY													
MMAK													
Total Acres: 0.00													
Total Land Value: 50,000													
Market: 0													
Agricultural: 0													
Common: 50,000													

WAKULLA COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		191,978	
TOTAL MARKET OB/XF VALUE		2,847	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		244,825	
SOH/AGL Deduction		0	
ASSESSED VALUE		244,825	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		244,825	
TOTAL JUST VALUE		244,825	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		233,199	

SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD	SALE PRICE
1060/0012	1/08/2018	QC U	I 30	72,000
OB24-000487		HVAC CHANGE OUT		07/09/2024
OB24-000003		RE-ROOF/SHINGLES		01/05/2024
30487		SFD		07/07/2003
29659		SFD		12/10/2002

GRANTOR: FORTIER PAUL & MATTHEW				
GRANTEE: FORTIER MATTHEW L &				
0518/0074	12/29/2003	WD Q	I	157,300
GRANTOR: WAKULLA BUILDERS				
GRANTEE: FORTIER MATTHEW L &				

BUILDING NOTES			
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BUILDING DIMENSIONS			
BAS=[YR=2003] W18 FSP=[YR=2003] N10 W16 S10 E16\$ W16			
PTO=[YR=2003] N10 W16 S10 E16\$ W16 S37 FGR=[YR=2003] S20 E22			
N20 W22\$ E22 FOP=[YR=2003] E15 N6 W15 S6\$ N6 E15 S6 E13 N37\$.			