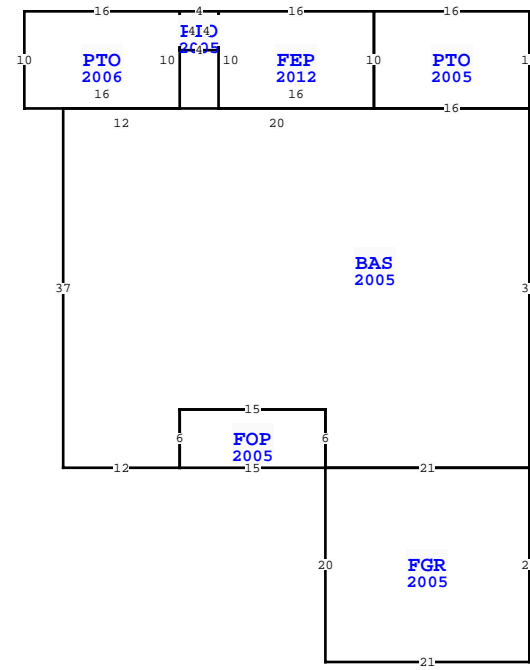


ELEMENT		CD	CONSTRUCTION		
Foundation	02	CONCR	SLAB	100	
Frame	05	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	80	
Exterior Wall	20	FACE	BRICK	20	
Roof Structure	03	GABLE/HIP	100		
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL	100		
Interior Floor	12	HARDWOOD	90		
Interior Floor	11	CLAY TILE	10		
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	289.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,686	100	2005	1,686	161,183
FEP	160	80	2012	128	12,237
FGR	420	50	2005	210	20,076
FOP	90	30	2005	27	2,581
PTO	16	5	2005	1	96
PTO	160	5	2005	8	764
PTO	160	5	2006	8	764
TOTALS	2,692			2,068	197,702

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%	2006								
Heated Area: 1814											
HX Base Yr 2006											



WAKULLA COUNTY PROPERTY				
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	197,702			
TOTAL MARKET OB/XF VALUE	22,459			
TOTAL LAND VALUE - MARKET	40,000			
TOTAL MARKET VALUE	260,161			
SOH/AGL Deduction	75,026			
ASSESSED VALUE	185,135			
TOTAL EXEMPTION VALUE	WX HX HB	55,000		
BASE TAXABLE VALUE	130,135			
TOTAL JUST VALUE	260,161			
NCON VALUE	0			
INCOME VALUE	0			
PREVIOUS YEAR MKT VALUE	261,215			
2024 HX APP ADD WX				
D/C MCCANN JOHN F D0D 02/21/2023 OR1302/424				
INCR EYB 2005-2007 PRMT OB21-000229				
5 YR PRCL CH, DEL XFOB 0955 PU XFOB 0955				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
OB24-000128	RE-ROOF/SHINGLES-		02/29/2024	
21000229	MECH-CC	0	05/03/2021	
19000047	PLUMBING	0	09/25/2019	
20071337	POOL	0	10/05/2007	
32360	SFD	0	09/03/2004	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD	SALE PRICE
0555/0113	8/30/2004	WD Q	V	24,950
GRANTOR: WAKULLA BUILDERS				
GRANTEE: MCCANN				
0555/0110	8/30/2004	WD Q	V	24,950
GRANTOR: WAKULLA BUILDERS				
GRANTEE: MCCANN				
BUILDING NOTES				
BUILDING DIMENSIONS				
PTO=[YR=2005] W16 S10 E16 BAS=[YR=2005] W16 FEP=[YR=2012] N10 W16 PTO=[YR=2005] W4 S4 E4 N4\$ S10 E16\$ W20 PTO=[YR=2006] N10 W16 S10 E16\$ W12 S37 E12 FOP=[YR=2005] E15 N6 W15 S6\$ N6 E15 S6 FGR=[YR=2005] S20 E21 N20 W21\$ E21 N37\$ N10\$.				

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	0211	CONCRETE W	0	100	72	3	216.00	SF	6.00	6.00	100	2005	2005	3	24	311	
2	0210	CONCRETE D	0	100	111	12	1,332.00	SF	6.00	6.00	100	2005	2005	3	24	1,918	
3	0130	FIRE PLACE	0	100	0	0	1.00	UT	1,300.00	1,300.00	100	2005	2005	3	64	832	
4	0420	CABANA AVE	0	100	10	10	100.00	SF	25.00	25.00	100	2006	2006	3	27	675	
5	0220	POOL VINYL	0	100	16	35	560.00	SF	60.00	60.00	100	2007	2007	3	40	13,440	
6	0211	CONCRETE W	0	100	0	0	1,099.00	SF	6.00	6.00	100	2007	2007	3	30	1,978	
7	0210	CONCRETE D	0	100	0	0	234.00	SF	6.00	6.00	100	2005	2005	3	24	337	
8	0955	PRIVACY FE	0	100	0	0	204.00	LF	15.00	15.00	100	2020	2020	3	97	2,968	

TOTAL OB/XF									
22,459									
BLD DATE	05/11/2021	MMJS	LGL DATE						
XF DATE	05/11/2021	MMJS	LAND DATE	05/11/2021					
INC DATE			AG DATE						

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	40,000.00	40,000.00	40,000							