

ELEMENT		CD	CONSTRUCTION
Foundation	02	CONCR	SLAB 100
Frame	02	WOOD	FRAME 100
Exterior Wall	05	HARDIE BRD	90
Exterior Wall	20	FACE BRICK	10
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	50
Interior Floo	14	CARPET	50
Heating Type	04	AIR DUCTED	100
Air Condition	03	CENTRAL	100
Bedrooms			3 100
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
BAS	1,445	100	2004
FGR	280	50	2004
FOP	64	30	2004
FOP	144	30	2004
PTO	81	5	2008
PTO	132	5	2008
TOTALS	2,146		

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: 1445								
				HX Base Yr 2022							

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			165,747
TOTAL MARKET OB/XF VALUE			2,679
TOTAL LAND VALUE - MARKET			40,000
TOTAL MARKET VALUE			208,426
SOH/AGL Deduction			29,167
ASSESSED VALUE			179,259
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			129,259
TOTAL JUST VALUE			208,426
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			202,893
RE-ROOF-CC OB23-601 INCR EYB 2004-2008			
5 YR PRCL CH, N/C			
REMOVE HX, PORTED 2020 VALUES/04402-014			
LN 1, PU XFOB LN 4			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB23-000601	RE-ROOF/SHINGLES-		11/21/2023
31180	SFD	0	01/12/2004
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD
1215/0174	6/13/2021	WD Q	I 01
SALE PRICE			
223,000			
GRANTOR: YOUNG ALVIN L III & D			
GRANTEE: BELL JOSH L			
0681/0889	10/31/2006	WD Q	I
176,000			
GRANTOR: GENGO CHRISTOPHER A &			
GRANTEE: YOUNG ALVIN L III &			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=2004] W14 N7 PTO=[YR=2008] N12 W11 S12 E11\$ W11			
FOP=[YR=2004] N12 W12 S12 E12\$ W12 N3 PTO=[YR=2008] N9 W9 S9			
E9\$ W9 S3 W13 S32 E17 N2 E12 FOP=[YR=2004] E16 N4 W16 S4\$ N4			
E16 FGR=[YR=2004] S8 E14 N20 W14 S12 \$ N12 E14 N7\$.			

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	72 12	864.00	SF	6.00	6.00	100	2004	2004	3	23	1,192	
2	0211	CONCRETE W	0 100	25 3	75.00	SF	6.00	6.00	100	2004	2004	3	23	104	
3	0955	PRIVACY FE	0 100	0 0	154.00	LF	15.00	15.00	100	2006	2006	3	30	693	
4	0210	CONCRETE D	0 100	0 0	500.00	SF	6.00	6.00	100	2004	2004	3	23	690	

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	40,000.00	40,000.00	40,000							