



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 90				
20	FACE BRICK 10				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
11	CLAY TILE 50				
14	CARPET 50				
04	AIR DUCTED 100				
03	CENTRAL 100				
	Bedrooms	3	100		
	Bathrooms	2	100		
	Story Height	0	100		
1.	1. 100				
	Units	0	100		
03	AVERAGE				
0100	SINGLE FAMILY				
2	MKT AREA		10		
289.00	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,354	100	2004	1,354	130,029
FGR	288	50	2004	144	13,829
FOP	60	30	2004	18	1,729
PTO	120	5	2004	6	576
TOTALS	1,822			1,522	146,163

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: 1354						HX Base Yr 2022					
BLD DATE	10/20/2021	JSJS	LGL DATE	10/20/2021	JSJS						
XF DATE	10/20/2021	JSJS	LAND DATE	10/20/2021	JSJS						
INC DATE			AG DATE								

WAKULLA COUNTY PROPERTY				
VALUATION SUMMARY			PAGE 1 of 1	
VALUATION BY		STANDARD		
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE		146,163		
TOTAL MARKET OB/XF VALUE		1,976		
TOTAL LAND VALUE - MARKET		40,000		
TOTAL MARKET VALUE		188,139		
SOH/AGL Deduction		21,853		
ASSESSED VALUE		166,286		
TOTAL EXEMPTION VALUE		50,000		
BASE TAXABLE VALUE		116,286		
TOTAL JUST VALUE		188,139		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		190,057		
5 YR PRCL CH, N/C				
COA PER WAK TCO				
5 YR PRCL CH, CORR EXW				
SOH TO PORT				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
20000677	MECH	0	07/22/2020	
17000829	PLUMBING	0	06/14/2017	
32270	SFD	0	08/19/2004	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD	SALE PRICE
0781/0330	12/03/2008	WD Q	I 01	133,500
GRANTOR: HSBC MORTGAGE SERVICE				
GRANTEE: GRAUSE GEORGE E				
0763/0586	7/31/2008	CT Q	I 01	100
GRANTOR: MERKISON KENNETH DAVI				
GRANTEE: HSBC MORTGAGE SERVI				
BUILDING NOTES				
BUILDING DIMENSIONS				
BAS=[YR=2004] W23 PTO=[YR=2004] N10 W12 S10 E12\$ W12 N4 W7 S4 W12 S32 E15 N2 E12 FOP=[YR=2004] E15 N4 W15 S4\$ N4 E15 FGR=[YR=2004] S6 E12 N24 W12 S18\$ N18 E12 N8\$.				

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	0	0			941.00	100	2004	2004	3	23	1,299	
2	0211	CONCRETE W	0	100	18	3			54.00	100	2004	2004	3	23	75	
3	0955	PRIVACY FE	0	100	0	0			73.00	100	2009	2009	3	55	602	
TOTAL OB/XF												1,976				

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							