



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	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
0100	01	1,522	124.8000	118.56	180,448	2004	2004	0	0	19.00	81.00
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								

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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	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	941.00	SF	6.00	6.00	100	2004	2004	3	23	1,299	
2	0211	CONCRETE W	0	100 18 3	54.00	SF	6.00	6.00	100	2004	2004	3	23	75	
3	0955	PRIVACY FE	0	100 0 0	73.00	LF	15.00	15.00	100	2009	2009	3	55	602	

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							