



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION	CD	CONSTRUCTION		
02	CONCR SLAB 100	02	WOOD FRAME 100		
05	HARDIE BRD 80	03	GABLE/HIP 100		
19	COMMON BRK 20	03	COMP SHNGL 100		
05	DRYWALL 100	12	HARDWOOD 70		
14	CARPET 30	04	AIR DUCTED 100		
03	CENTRAL 100	03	CENTRAL 100		
3	100	2	100		
0	100	0	100		
1.	1. 100	0	100		
03	AVERAGE	0100	SINGLE FAMILY		
5	MKT AREA	10			
183.00	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,352	100	1996	1,352	115,109
FGR	440	50	1996	220	18,731
FOP	92	30	1996	28	2,384
FOP	64	30	2019	19	1,618
FSP	320	55	2019	176	14,985
TOTALS	2,268			1,795	152,826

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% - 2013			203,768	1996	1998	0	0	25.00	75.00
Heated Area: 1352 HX Base Yr 2013											
08/07/2019	08/07/2019	FRSR	FRSR	02/15/2012	JBBH						

WAKULLA COUNTY PROPERTY				
VALUATION SUMMARY			PAGE 1 of 1	
VALUATION BY		STANDARD		
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE		152,826		
TOTAL MARKET OB/XF VALUE		43,109		
TOTAL LAND VALUE - MARKET		40,000		
TOTAL MARKET VALUE		235,935		
SOH/AGL Deduction		62,582		
ASSESSED VALUE		173,353		
TOTAL EXEMPTION VALUE		HX HB 50,000		
BASE TAXABLE VALUE		123,353		
TOTAL JUST VALUE		235,935		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		239,343		
PRMT CK FR PU XFOB X5				
INCR EYB 1996-1998 PRMT OB21-000204				
LF XFOB LN 3, PU XFOB LN 4				
5 YR PRCL CH, PU CORR TRAV, CHG EXW, CORR				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
OB24-000577	REPLACE 11 WINDOW		08/16/2024	
22000317	IN-GROUND POOL-CC	0	04/19/2022	
21000204	MECH-CO	0	04/21/2021	
19000764	DECK-CO	0	05/02/2019	
15001045	RE-ROOF-CO	0	11/16/2015	
20111147	MECH	0	03/14/2011	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD	SALE PRICE
0872/0715	2/12/2012	WD Q	I 01	134,000
GRANTOR: LARSON STEPHEN C & LA				
GRANTEE: BEAM CLINTON & RACH				
0539/0209	5/21/2004	WD Q	I	135,600
GRANTOR: SPAULDING				
GRANTEE: LARSON				
BUILDING NOTES				
BUILDING DIMENSIONS				
FOP=[YR=2019] W4 FSP=[YR=2019] W20 S16 E20 N16\$ S16				
BAS=[YR=1996] W21 L2 U2 W5 L2 D2 W25 S14 E22				
FGR=[YR=1996] W22 S20 E22 FOP=[YR=1996] E21 N6 W4 S2 W17 S4\$				
N20\$ S16 E17 N2 E4 S6 E12 N34\$ E4 N16\$.				

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	55	16			880.00	SF	1996	1996	3	20	1,056	
2	0211	CONCRETE W	0	100	26	3			78.00	SF	1996	1996	3	20	94	
3	0080	4' CHAINLI	0	100	0	0			121.00	LF	2004	2004	3	23	362	
4	0955	PRIVACY FE	0	100	0	0			288.00	LF	2016	2016	3	87	3,758	
5	0625	PORT WD UT	0	100	8	10			80.00	SF	2021	2021	3	93	0	
6	0940	OPEN SHED	0	100	8	8			64.00	SF	2021	2021	3	93	238	
7	0940	OPEN SHED	0	100	6	8			48.00	SF	2021	2021	3	93	179	
8	0220	POOL VINYL	0	100	16	34			544.00	SF	2022	2022	3	97	31,661	
9	0211	CONCRETE W	0	100	0	0			870.00	SF	2022	2022	3	97	5,063	
10	0932	PAVILION U	0	100	12	12			144.00	SF	2022	2022	3	97	698	

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	DPTH 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							