

ELEMENT		CD	BUILDING CHARACTERISTICS		
CONSTRUCTION					
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	90	
Exterior Wall	19	COMMON	BRK	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	5	MKT AREA	10		
NEIGHBORHOOD/LOC	183.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,412	100	2004	1,412	132,237
BAS	180	100	2008	180	16,858
FEP	100	80	2013	80	7,493
FGR	286	50	2004	143	13,393
FOP	56	30	2004	17	1,592
FOP	15	30	2008	4	374
TOTALS	2,049			1,836	171,945

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% - 2005			212,278	2004	2004	0	0	19.00	81.00
Heated Area: 1672 HX Base Yr 2005											

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		171,945	
TOTAL MARKET OB/XF VALUE		2,030	
TOTAL LAND VALUE - MARKET		40,000	
TOTAL MARKET VALUE		213,975	
SOH/AGL Deduction		74,598	
ASSESSED VALUE		139,377	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		84,377	
TOTAL JUST VALUE		213,975	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		216,221	
5 YR PRCL CH, PU TRAV, CHG BDRM			
MLD SX DENIAL FOR 2017			
PHONE CONVERSATION			
WILL MAIL A COPY OF 2016 IRS RETURN PER			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2013133	WINDOWS/DOORS	0	03/08/2013
2008352	ADDITION-CO	0	04/23/2008
32002	SFD	0	06/24/2004
023108	UPGRADE	0	01/13/1998
22153	N/A	0	04/17/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0563/0686	10/27/2004	WD Q	Q	I		135,692
GRANTOR: TRIPLE H CONSTRUCTION						
GRANTEE: SIMPKINS						
0563/0685	10/27/2004	WD U	I			100
GRANTOR: HARBIN						
GRANTEE: TRIPLE H CONSTRUCTI						

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	52	10	520.00	SF	6.00	6.00	100	2004	2004	3	23	718	
2	0211	CONCRETE W	0	100	17	3	51.00	SF	6.00	6.00	100	2004	2004	3	23	70	
3	0700	PORT BLDG	0	100	8	6	48.00	SF	8.00	8.00	100	2004	2004	3	62	238	
4	0055	PORTABLE C	0	100	19	12	228.00	SF	3.00	3.00	100	2008	2008	3	34	233	
5	0210	CONCRETE D	0	100	27	14	378.00	SF	6.00	6.00	100	2008	2008	3	34	771	

TOTAL OB/XF											
2,030											
BLD DATE	12/10/2019	FRAK	LGL DATE								
XF DATE	12/10/2019	FRAK	LAND DATE	01/15/2009							
INC DATE			AG DATE	JBBH							

BUILDING NOTES											
BAS=[YR=2008] W12 S15 E12 BAS=[YR=2004] W12 S2 W12											
FEP=[YR=2013] N10 W10 S10 E10\$ W30 S33 E15 N2 E12											
FOP=[YR=2004] E14 N4 W14 S4\$ N4 E14 FGR=[YR=2004] S6 E13											
N22 W13 S16\$ N16 E13 N13\$ N3 FOP=[YR=2008] E3 N5 W3 S5\$											
N12\$.											

BUILDING DIMENSIONS											
BAS=[YR=2008] W12 S15 E12 BAS=[YR=2004] W12 S2 W12											
FEP=[YR=2013] N10 W10 S10 E10\$ W30 S33 E15 N2 E12											
FOP=[YR=2004] E14 N4 W14 S4\$ N4 E14 FGR=[YR=2004] S6 E13											
N22 W13 S16\$ N16 E13 N13\$ N3 FOP=[YR=2008] E3 N5 W3 S5\$											
N12\$.											

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							