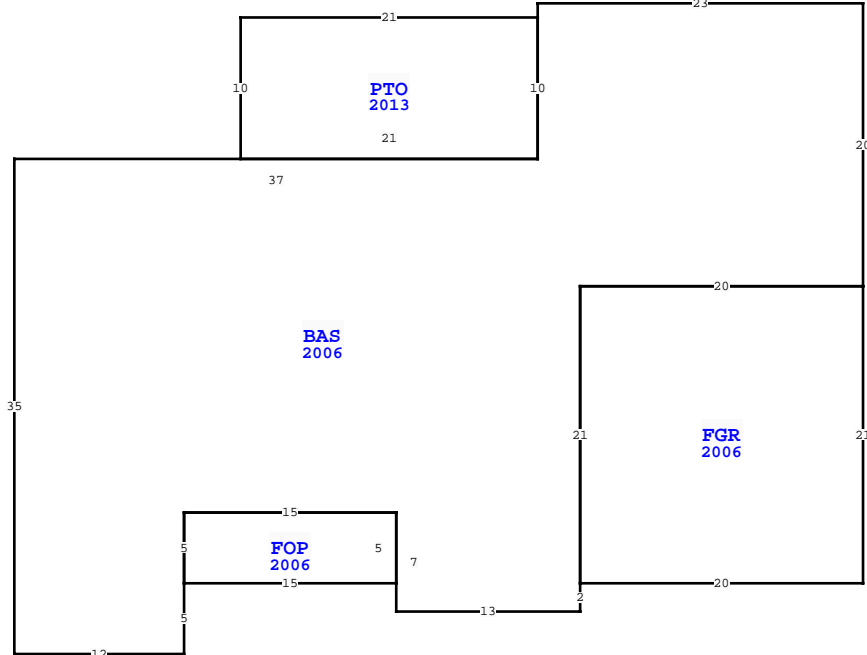




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	05	WOOD FRAME	100
Exterior Wall	02	HARDIE BRD	60
Exterior Wall	20	FACE BRICK	40
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	100
Heating Type	13	HEAT PUMP	100
Air Condition	13	HEAT PUMP	100
Bedrooms		3	100
Bathrooms		2	100
Story Height		0	100
Stories	1.	1.	100
Fireplace	01	FIREPLACE	100
Units		0	100
Quality	03	AVERAGE	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM	3	MKT AREA	10
NEIGHBORHOOD/LOC	275.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,644	100	2006
FGR	420	50	2006
FOP	75	30	2006
PTO	210	5	2013
TOTALS	2,349		

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%	- 2023		Heated Area: 1644					HX Base Yr 2023	



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			199,463
TOTAL MARKET OB/XF VALUE			26,041
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			260,504
SOH/AGL Deduction			9,720
ASSESSED VALUE			250,784
TOTAL EXEMPTION VALUE	HX HB 13		250,784
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			260,504
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			240,318
5 YR PRCL CK, CHG EYB ON HOME & XFOBS, PU XFOBS			
PORT TO 02554-A29 COOMBS			
XFOB LN 6-8			
5 YR PRCL CH, CHG FLOR & DIM XFOB LN 2, PU			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2013355	POOL/SPA	0	06/04/2013
20051473	SFD/CO	0	09/20/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1250/0552	1/24/2022	WD Q	Q	I	01	320,000
GRANTOR: COOMBS MATTHEW D & SH						
GRANTEE: BARCUS HAROLD DEWAY						
0678/0252	9/29/2006	WD Q	Q	I		190,900
GRANTOR: BEN JEFFERSON CONSTRU						
GRANTEE: COOMBS MATTHEW D &						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0210	CONCRETE D	0	100	143	13			6.00	100	2006
2	0211	CONCRETE W	0	100	45	3			6.00	100	2006
4	0955	PRIVACY FE	0	100	0	0		15.00	15.00	100	2013
5	0211	CONCRETE W	0	100	0	0			6.00	100	2013
6	0080	4' CHAINLI	0	100	0	0		13.00	13.00	100	2018
7	0211	CONCRETE W	0	100	10	4			6.00	100	2018
8	0211	CONCRETE W	0	100	15	4			6.00	100	2016
9	0225	POOL, FIBER	0	100	0	0		50.00	50.00	100	2016
10	0770	PUMP HOUSE	0	100	4	4			5.00	100	2019
11	0700	PORT BLDG	0	100	0	0			0.00	100	2024

TOTAL OB/XF											
22,785											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100			0.00	0.00	1.00	LT	

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2006] W23 S1 PTO=[YR=2013] W21 S10 E21 N10\$ S10 W37 S35 E12 N5 FOP=[YR=2006] E15 N5 W15 S5\$ N5 E15 S7 E13 N2 FGR=[YR=2006] E20 N21 W20 S21\$ N21 E20 N20\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100			0.00	0.00	1.00	LT	



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