

ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	30	VINYL	70		
Exterior Wall	20	FACE	BRICK	30	
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET	70		
Interior Floo	11	CLAY TILE	30		
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	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	14.00	1.25/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,287	100	2006	1,287	151,835
FGR	546	50	2006	273	32,207
FOP	29	30	2006	9	1,062
FOP	142	30	2006	43	5,073
TOTALS	2,004			1,612	190,178

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,612	119.7000	142.14	229,130	2006	2006	0	0	17.00	83.00
1 SINGLE FAM 100% - 2019 Heated Area: 1287 HX Base Yr 2019											
BLD DATE	10/28/2019	MMAK	LGL DATE	10/28/2019	MMAK						
XF DATE	07/16/2015	MMAK	LAND DATE								
INC DATE			AG DATE								

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			190,178
TOTAL MARKET OB/XF VALUE			2,696
TOTAL LAND VALUE - MARKET			12,000
TOTAL MARKET VALUE			204,874
SOH/AGL Deduction			57,332
ASSESSED VALUE			147,542
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			97,542
TOTAL JUST VALUE			204,874
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			146,595
5 YR PRCL CK, CHG QUAL TO AVG			
5 YR PRCL CH, PU XFOB LN 5			
ADD HX FOR 2019-RODDENBERRY			
SOH PORTED FROM 05065-S19 FOR 2017/HIGGINS			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20051907	SFD/CO	0	11/28/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1077/0502	6/15/2018	WD Q	I	01		147,000
GRANTOR: HIGGINS KYLE & ALYSSA						
GRANTEE: RODDENBERRY KATLYN						
1002/0892	6/15/2016	WD Q	I	01		131,000
GRANTOR: WATTS THOMAS D JR & J						
GRANTEE: HIGGINS KYLE & ALYS						

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
2	0210	CONCRETE D	0 100	36 16	576.00	SF	6.00	6.00	100	2006	2006	3	27	933	
3	0211	CONCRETE W	0 100	25 4	100.00	SF	6.00	6.00	100	2006	2006	3	27	162	
4	0955	PRIVACY FE	0 100	0 0	175.00	LF	15.00	15.00	100	2010	2010	3	60	1,575	
5	0211	CONCRETE W	0 100	4 4	16.00	SF	6.00	6.00	100	2006	2006	3	27	26	
TOTALS															

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			75.00	100.00	1.00	LT		1.00	1.00	1.00	12,000.00	12,000.00	12,000							