

ELEMENT		CD	CONSTRUCTION		
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	30	VINYL	80		
Exterior Wall	19	COMMON	BRK	20	
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	1,304	100	2006	1,304	152,434
FGR	400	50	2006	200	23,379
FOP	24	30	2006	7	818
PTO	120	5	2006	6	701
TOTALS	1,848			1,517	177,333

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%	2019		Heated Area: 1304					HX Base Yr 2019	

WAKULLA COUNTY PROPERTY VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	177,333		
TOTAL MARKET OB/XF VALUE	3,157		
TOTAL LAND VALUE - MARKET	12,000		
TOTAL MARKET VALUE	192,490		
SOH/AGL Deduction	51,878		
ASSESSED VALUE	140,612		
TOTAL EXEMPTION VALUE	HX HB 50,000		
BASE TAXABLE VALUE	90,612		
TOTAL JUST VALUE	192,490		
NCON VALUE	2,238		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	138,325		
STAFF REVIEWED QUAL AND DETERMINED SFD SHOULD BE A			
5 YR PRCL CK, DEMO XFOB			
5 YR PRCL CH, PU XFOB LN 5, DEL XFOB LN 6			
ADD HX FOR 2019-BOYD			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2006168	SFD - CO 8/24/6	0	08/24/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1090/0467	10/29/2018	WD Q	Q	I	01	130,000
GRANTOR: COLEMAN RICHARD L II						
GRANTEE: BOYD BROOKE GABRIEL						
0725/0329	8/22/2007	WD Q	Q	I		153,000
GRANTOR: TDJ DEVELOPMENTS, LLC						
GRANTEE: COLEMAN RICHARD II						

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	38	17	646.00	SF	6.00	6.00	100	2006	2006	3	27	1,047	
3	0211	CONCRETE W	0	100	12	3	36.00	SF	6.00	6.00	100	2006	2006	3	27	58	
4	0955	PRIVACY FE	0	100	0	0	228.00	LF	15.00	15.00	100	2010	2010	3	60	2,052	
5	0700	PORT BLDG	0	100	10	6	60.00	SF	0.00	0.00	100	2018	2018	3	90	0	
TOTALS															3,157		

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							