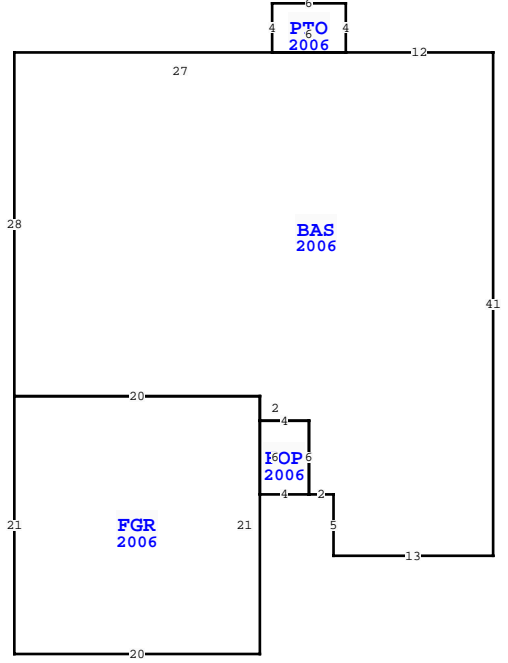




ELEMENT		CD	CONSTRUCTION		
Foundation	02		CONCR	SLAB 100	
Frame	02		WOOD	FRAME 100	
Exterior Wall	30		VINYL	70	
Exterior Wall	20		FACE	BRICK 30	
Roof Structur	03		GABLE/HIP	100	
Roof Cover	03		COMP	SHNGL 100	
Interior Wall	05		DRYWALL	100	
Interior Floo	14		CARPET	70	
Interior Floo	11		CLAY TILE	30	
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.	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	1,285	100	2006	1,285	151,600
FGR	420	50	2006	210	24,775
FOP	24	30	2006	7	826
PTO	24	5	2006	1	118
TOTALS	1,753			1,503	177,318

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,503	119.7000	142.14	213,636	2006	2006	0	0	17.00	83.00	
1 SINGLE FAM 100% - 2012 Heated Area: 1285 HX Base Yr 2012												



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		177,318	
TOTAL MARKET OB/XF VALUE		7,068	
TOTAL LAND VALUE - MARKET		12,000	
TOTAL MARKET VALUE		196,386	
SOH/AGL Deduction		93,830	
ASSESSED VALUE		102,556	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		52,556	
TOTAL JUST VALUE		196,386	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		138,215	
5 YR PRCL CK, CHG QUAL FROM FAIR TO AVG, CHG LF OF			
ADD SPOU SSN HELEN DENISE COX.			
2022 MC OR 1256 P 89			
5 YR PRCL CH, PU XFOB LN 4, DEL XFOB LN 5			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB24-000587	RE-ROOF/SHINGLES-		08/19/2024
16001297	HVAC	0	12/21/2016
20061389	SFD - CO	0	08/23/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0861/0186	9/07/2011	WD Q	I	01		90,000
GRANTOR: HIRSCH LARRY M						
GRANTEE: COX JOSEPH T						
0687/0095	11/30/2006	WD Q	I			164,000
GRANTOR: TDJ DEVELOPMENT, LLCC						
GRANTEE: HIRSCH LARRY M						

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	40	16			6.00	100	2006	2006	3	27	1,037	
2	0211	CONCRETE W	0	100	24	4			6.00	100	2006	2006	3	27	156	
4	0955	PRIVACY FE	0	100	0	0			15.00	100	2019	2019	3	96	5,875	

TOTAL OB/XF												
7,068												
BLD DATE 10/31/2019 MMAK LGL DATE												
XF DATE 10/31/2019 MMAK LAND DATE 10/31/2019 MMAK												
INC DATE AG DATE												

BUILDING NOTES												
BAS=[YR=2006] W12 PTO=[YR=2006] N4 W6 S4 E6\$ W27 S28												
FGR=[YR=2006] S21 E20 N21 W20\$ E20 S2 FOP=[YR=2006] S6 E4												
N6 W4\$ E4 S6 E2 S5 E13 N41\$.												

LAND DESCRIPTION																								
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							

TOTAL OB/XF												
7,068												
BLD DATE 10/31/2019 MMAK LGL DATE												
XF DATE 10/31/2019 MMAK LAND DATE 10/31/2019 MMAK												
INC DATE AG DATE												

BUILDING DIMENSIONS												
BAS=[YR=2006] W12 PTO=[YR=2006] N4 W6 S4 E6\$ W27 S28												
FGR=[YR=2006] S21 E20 N21 W20\$ E20 S2 FOP=[YR=2006] S6 E4												
N6 W4\$ E4 S6 E2 S5 E13 N41\$.												