



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	02	WOOD FRAME	100
Exterior Wall	30	VINYL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	08	SHT VINYL	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
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
BAS	1,152	100	2006
FGR	240	50	2006
FOP	64	30	2006
PTO	100	5	2006
TOTALS	1,556		

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%	- 2021								
				Heated Area: 1152			HX Base Yr 2021				
BLD DATE	11/13/2019	MMLC	LGL DATE	11/13/2019	MMLC						
XF DATE	11/13/2019	MMLC	LAND DATE	11/13/2019	MMLC						
INC DATE			AG DATE								

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE				142,807		
TOTAL MARKET OB/XF VALUE				2,243		
TOTAL LAND VALUE - MARKET				15,000		
TOTAL MARKET VALUE				160,050		
SOH/AGL Deduction				50,143		
ASSESSED VALUE				109,907		
TOTAL EXEMPTION VALUE				HX HB 50,000		
BASE TAXABLE VALUE				59,907		
TOTAL JUST VALUE				160,050		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				112,518		
5 YR PRCL CK, CHG QUAL FAIR TO AVG						
ADD HX FOR 2021-IRVING & TAYLOR						
5 YR PRCL CK, N/C						
XFOB LN 3						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
20051645	SFD	0	10/11/2005			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1159/0430	7/09/2020	WD Q	Q	I	01	134,900
GRANTOR: DAVIS ERIC T & MARISS						
GRANTEE: IRVING JOHN & TAYLO						
0973/0130	6/11/2015	WD U	I	12		58,500
GRANTOR: BRANCH BANKING & TRUS						
GRANTEE: DAVIS ERIC T & MARI						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2006] W20 PTO=[YR=2006] N10 W10 S10 E10\$ W32 S28						
E24 FOP=[YR=2006] E16 FGR=[YR=2006] E12 N20 W12 S20\$ N4 W16						
S4\$ N4 E16 N16 E12 N8\$.						

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	28	9			6.00	100	2006	2006	3	27	408			
2	0211	CONCRETE W	0	100	21	3			6.00	100	2006	2006	3	27	102			
3	0955	PRIVACY FE	0	100	0	0			15.00	100	2009	2009	3	55	1,733			
TOTALS												1,556		1,296	142,807			

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			50.00	100.00	1.25	LT		1.00	1.00	1.00	12,000.00	12,000.00	15,000							