



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
03	MASONRY 100				
15	CONC BLOCK 100				
03	GABLE/HIP 100				
13	GALVALUM 100				
05	DRYWALL 100				
07	VYL PLANK 100				
13	HEAT PUMP 100				
13	HEAT PUMP 100				
	6 100				
	0 100				
	5 100				
1.	1. 100				
00	N/A 100				
	0 100				
03	AVERAGE				
1700	OFFICE BUILDING				
3	MKT AREA	10			
000	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	1993	1,560	149,838
BAS	80	100	2004	80	7,684
DCK	40	10	2004	4	384
FOP	84	30	1996	25	2,402
FOP	112	30	2018	34	3,266
TOTALS	1,876			1,703	163,573

MARKET ADJUSTMENTS																														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																			
1	OFFICE	0%	- 0																											
Heated Area: 1640 HX Base Yr																														
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>07/12/2018</th> <th>MMSR</th> <th>LGL DATE</th> <th>07/12/2018</th> <th>MMSR</th> </tr> </thead> <tbody> <tr> <td>XF DATE</td> <td>07/12/2018</td> <td>MMSR</td> <td>LAND DATE</td> <td>07/12/2018</td> <td>MMSR</td> </tr> <tr> <td>INC DATE</td> <td></td> <td></td> <td>AG DATE</td> <td></td> <td></td> </tr> </tbody> </table>													BLD DATE	07/12/2018	MMSR	LGL DATE	07/12/2018	MMSR	XF DATE	07/12/2018	MMSR	LAND DATE	07/12/2018	MMSR	INC DATE			AG DATE		
BLD DATE	07/12/2018	MMSR	LGL DATE	07/12/2018	MMSR																									
XF DATE	07/12/2018	MMSR	LAND DATE	07/12/2018	MMSR																									
INC DATE			AG DATE																											

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			163,573
TOTAL MARKET OB/XF VALUE			2,695
TOTAL LAND VALUE - MARKET			41,250
TOTAL MARKET VALUE			207,518
SOH/AGL Deduction			90,593
ASSESSED VALUE			116,925
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			116,925
TOTAL JUST VALUE			207,518
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			153,876
5 YR PRCL CK, CHG QUAL FAIR TO AVG, XFOBS			
JS 5YR CK 6/9/23; CHG EXW			
LONGER DAY CARE, CHG BLDG CODE			
INT, FLOOR, CHG EYB, CORR TRAV, CHG ROOMS, NO			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24-000689	HVAC CHANGE OUT		07/24/2024
17001276	RENOVATIONS-CO	0	10/30/2017
17000727	REROOF	0	05/25/2017
2011827	TENT/FIREWORKS	0	12/05/2011
2007996	ENCL PORCH	0	07/12/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1026/0228	2/16/2017	QC	U	I	11	100
GRANTOR: MILLS ERIC & MCKINNON						
GRANTEE: MILLS AND MCKINNON						
1026/0227	2/16/2017	WD	Q	I	01	85,000
GRANTOR: WARD LUCY B F/K/A LUC						
GRANTEE: MILLS ERIC & MCKINN						

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	0211	CONCRETE W	0	0 15 6	90.00	SF	6.00	6.00	100	1980	1980	3 24	130	
2	0250	ASPHALT AV	0	0 62 25	1,550.00	SF	2.00	2.00	100	1980	1980	3 24	744	
3	0080	4' CHAINLI	0	0 0 0	56.00	LF	13.00	13.00	100	1980	1980	3 24	175	
4	0210	CONCRETE D	0	0 19 17	323.00	SF	6.00	6.00	100	2018	2018	3 80	1,550	
5	0211	CONCRETE W	0	0 5 4	20.00	SF	6.00	6.00	100	2018	2018	3 80	96	
TOTALS													2,695	

BUILDING NOTES												
<p>BUILDING DIMENSIONS</p> <p>BAS=[YR=1993] W50 DCK=[YR=2004] E5 N8 FOP=[YR=2018] S8 E14 N8 BAS=[YR=2004] S8 E10 N8 W10\$ W14\$ W5 S8\$ W10 S26 E37 FOP=[YR=1996] W14 S6 E14 N6\$ E23 N26\$.</p>												

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	001700	C	1STORY OFF	0		C2	75.00	120.00	75.00	FF		1.00	1.00	1.00	550.00	550.00	41,250								