

ELEMENT		CD	CONSTRUCTION		
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	19	COMMON	BRK	60	
Exterior Wall	08	WD ON	PLY	40	
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL	100		
Interior Floo	11	CLAY TILE	50		
Interior Floo	14	CARPET	50		
Heating Type	04	AIR DUCTED	100		
Air Condition	03	CENTRAL	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	5	MKT AREA		10	
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,466	100	2005	2,466	222,272
FGR	918	50	2005	459	41,371
FOP	174	30	2005	52	4,687
FSP	690	55	2005	380	34,251
TOTALS	4,248			3,357	302,581

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: 2466 HX Base Yr 2021	

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		302,581	
TOTAL MARKET OB/XF VALUE		3,645	
TOTAL LAND VALUE - MARKET		15,000	
TOTAL MARKET VALUE		321,226	
SOH/AGL Deduction		25,863	
ASSESSED VALUE		295,363	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		245,363	
TOTAL JUST VALUE		321,226	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		325,244	
5 YR PRCL CH, CHG CODE XFOB LN 4, CHG EXW			
VALUES FROM 10250-D06			
ADD HX &PORT FOR 2021-MIKHAIL PORTED 2021			
5 YR PRCL CH, PU FNDN			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24-000663	IN-GROUND POOL		08/01/2024
OB24-000440	RE-ROOF/SHINGLES-		06/19/2024
21000707	REPAIRS	0	07/02/2021
20051825	UTL	0	11/19/2005
31611	SFD	0	04/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1176/0278	10/28/2020	WD	Q	I	01	285,000
GRANTOR: MCKEITHEN RUSELL A &						
GRANTEE: MIKHAIL ANN MARIE &						
0978/0277	8/11/2015	QC	U	I	11	100
GRANTOR: MCKEITHEN ROBERT A WI						
GRANTEE: MCKEITHEN RUSELL A						

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	0140	FIRE PLACE	0	100	0	1.00	UT	1,900.00	1,900.00	100	2005	2005	3	64	1,216	
2	0211	CONCRETE W	0	100	74	3	SF	6.00	6.00	100	2005	2005	3	24	320	
3	0250	ASPHALT AV	0	100	0	3,494.00	SF	2.00	2.00	100	2005	2005	3	24	1,677	
4	0610	VINYL UTL	0	100	20	15	SF	6.00	6.00	100	2005	2005	3	24	432	

TOTAL OB/XF													
3,645													

BUILDING NOTES													
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BUILDING DIMENSIONS													
FGR=[YR=2005] W27 FSP=[YR=2005] W70 S12 E49 N2 E3 N6 E18 N4\$ S34 E27 BAS=[YR=2005] W27 N30 W18 S6 W3 S2 W49 S30 E34 FOP=[YR=2005] S6 E29 N6 W29\$ E63 N8\$ N34\$.													

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV			
1	000201	C	MH	100			200.00	200.00	1.00	LT		1.00	1.00	1.00	15,000.00	15,000.00	15,000										