

ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
02	CONCR SLAB 100	1920	04
03	MASONRY 100		
15	CONC BLOCK 70		
12	CEDAR/CYPR 30		
03	GABLE/HIP 100		
03	COMP SHNGL 100		
05	DRYWALL 100		
05	ASPH TILE 100		
02	F.NOT SUS 100		
09	ENG F AIR 100		
06	ENG CENTRL 100		
5	100		
8	100		
8	100		
7	100		
1.1	100		
00	N/A 100		
0	100		
03	AVERAGE 100		
1920	VET OFFICE		
3	MKT AREA		10
000	1.00/		
BAS	1,944	100	1993
CAN	216	30	1993
PTO	400	5	2024
TOTALS	2,560		2,029

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	VET OFFICE	0%	- 2024	140.78	285,643	1989	2010	0	0	16.00	84.00	Heated Area: 1944 HX Base Yr	
BLD DATE 02/27/2021 MMJS LGL DATE XF DATE 02/27/2020 MMJS LAND DATE 02/27/2020 MMJS INC DATE AG DATE													

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		239,940	
TOTAL MARKET OB/XF VALUE		7,945	
TOTAL LAND VALUE - MARKET		80,000	
TOTAL MARKET VALUE		327,885	
SOH/AGL Deduction		0	
ASSESSED VALUE		327,885	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		327,885	
TOTAL JUST VALUE		327,885	
NCON VALUE		2,365	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		289,476	
5 YR PRCL CK, CHG QUAL BELOW TO AVG, XFOBS, DEMO XF			
MM 5 YR CK, CHG FIXT, ROOMS, & PUSE			
5 YR PRCL CH, CORR HTTP & A/C PU XFOB LN 8			
COA PER OWNER PHONE CALL.			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
17000142	RENOVATIONS-CO	0	02/16/2017
2012162	MECH	0	03/22/2012
2008709	DUCT WK, REPLC	0	08/18/2008
2008632	SIGN	0	07/21/2008
2008577	REROOF	0	07/02/2008
2008517	200 AMP, ETC	0	06/16/2008
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
1317/0855	6/21/2023	WD Q	I 01
GRANTOR: COASTAL VETERINARY GR		SALE PRICE	
GRANTEE: MARSH VETERINARY GR		350,000	
1015/0659	10/31/2016	WD Q	I 01
GRANTOR: GUHRT OTFRIED & HEIDI		299,000	
GRANTEE: COASTAL VETERINARY			

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	0	70	20	1,400.00	SF	6.00	6.00	100	1989	1989	3	39	3,276	
2	0211	CONCRETE W	0	0	23	14	322.00	SF	6.00	6.00	100	1989	1989	3	39	753	
3	0080	4' CHAINLI	0	0	0	0	6.00	LF	13.00	13.00	100	2002	2002	3	20	16	
4	0955	PRIVACY FE	0	0	0	0	354.00	LF	15.00	15.00	100	2008	2008	3	50	2,655	
6	0700	PORT BLDG	0	0	10	8	80.00	SF	0.00	0.00	100	2008	2008	3	70	0	
7	0250	ASPHALT AV	0	0	66	41	2,706.00	SF	2.00	2.00	100	2004	2004	3	23	1,245	
8	0700	PORT BLDG	0	0	8	8	64.00	SF	0.00	0.00	100	2018	2018	3	90	0	
TOTAL OB/XF 7,945																	

BUILDING NOTES													
BAS=[YR=1993;ORIG=0,0] W54 S36 E54 N36 \$ CAN=[YR=1993;ORIG=-54,36] S4 E54 N4 W54 \$ PTO=[YR=2024;ORIG=-54,-20] E20 S20 W20 N20 \$													
BUILDING DIMENSIONS													

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	001920	C	VET OFFICE	0		C3	100.00	150.00	100.00	FF		1.00	1.00	1.00	800.00	800.00	80,000							