



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 70				
20	FACE BRICK 30				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
07	VYL PLANK 70				
11	CLAY TILE 30				
13	HEAT PUMP 100				
13	HEAT PUMP 100				
	Bedrooms	3	100		
	Bathrooms	2	100		
	Story Height	0	100		
1.	1. 100				
	Units	0	100		
03	AVERAGE				
0100	SINGLE FAMILY				
3	MKT AREA		10		
199.00	1.15/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	1998	1,056	126,983
FGR	288	50	1999	144	17,316
FOP	64	30	1999	19	2,285
FSP	140	55	2024	77	9,259
PTO	84	5	2024	4	481
TOTALS	1,632			1,300	156,324

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: 1056						HX Base Yr 2021					

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		156,324	
TOTAL MARKET OB/XF VALUE		7,535	
TOTAL LAND VALUE - MARKET		25,000	
TOTAL MARKET VALUE		188,859	
SOH/AGL Deduction		46,180	
ASSESSED VALUE		142,679	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		92,679	
TOTAL JUST VALUE		188,859	
NCON VALUE		14,697	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		130,511	
5 YR PRCL CK, CHG EYB 1999 TO 2013, XFOBS, CHG TRA			
XFOB 0055			
5 YR PRCL CH CHG FLOORING DEL XFOB 0635 ADD			
VAUGHN PORTED 2020 VALUES TO 04292-003/2021R			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001506	REROOF-CO	0	11/25/2019
18000392	HVAC-CO	0	09/01/2019
18003007	REROOF	0	09/25/2018
024031	N/A	0	08/31/1998
SALES DATA			
OFF RECORD Number	DATE	TYPE INST U / V / I /	RSN CD SALE PRICE
1167/0245	8/28/2020	WD Q I 01	174,000
GRANTOR: VAUGHN CHRISTIAN M FKA			
GRANTEE: BLACK JACK MARCUS &			
0637/0785	1/24/2006	QC Q I 01	100
GRANTOR: NEWSOME RYAN E			
GRANTEE: NEWSOME CHRISTIAN M			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=1998;ORIG=0,0] W18 S10 W32 S22 E34 N14 E16 N18 \$			
FGR=[YR=1999;ORIG=0,18] W16 S18 E16 N18 \$			
PTO=[YR=2024;ORIG=-32,-6] E14 S6 W14 N6 \$			
FOP=[YR=1999;ORIG=-16,36] N4 W16 S4 E16 \$			
FSP=[YR=2024;ORIG=-32,0] E14 S10 W14 N10 \$			

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	60	10			6.00	100	1999	1999	3	57	2,052	
2	0211	CONCRETE W	0	100	25	3			6.00	100	1999	1999	3	57	257	
3	0955	PRIVACY FE	0	100	0	0			15.00	100	2010	2010	3	60	270	
4	0055	PORTABLE C	0	100	30	18			0.00	100	2020	2020	3	89	0	
6	0210	CONCRETE D	0	100	18	45			6.00	100	2024	2023		100	4,860	
7	0620	WOOD UTL B	0	100	4	4			6.00	100	2024	2023		100	96	

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							