

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
14	CARPET 70				
11	CLAY TILE 30				
04	AIR DUCTED 100				
03	CENTRAL 100				
	2 100				
	2.5 100				
	0 100				
2.	2. 100				
	0 100				
03	AVERAGE				
0401	TOWNHOUSE				
5	MKT AREA		10		
280.00	0.80/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	2005	720	46,610
DCK	256	10	2005	26	1,683
FUS	720	100	2005	720	46,610
STP	8	10	2005	1	64
TOTALS	1,704			1,467	94,966

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0120	01	1,467	121.5000	87.48	128,333	2005	2005	0	0	26.00	74.00	
1 TWNHSE 0% - 0 Heated Area: 1440 HX Base Yr												
03/27/2017	MMSR	03/27/2017										
03/13/2012	KLMM	03/13/2012										

WAKULLA COUNTY PROPERTY				
VALUATION SUMMARY			PAGE 1 of 1	
VALUATION BY			STANDARD	
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE			94,966	
TOTAL MARKET OB/XF VALUE			0	
TOTAL LAND VALUE - MARKET			30,000	
TOTAL MARKET VALUE			124,966	
SOH/AGL Deduction			15,569	
ASSESSED VALUE			109,397	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			109,397	
TOTAL JUST VALUE			124,966	
NCON VALUE			0	
INCOME VALUE			0	
PREVIOUS YEAR MKT VALUE			127,533	
5 YR PRCL CH, N/C				
5 YR PRCL CH, N/C				
TWNHSE, DEL LAND LINE #2 (PU IN ERROR)				
5 YR PRCL CH, DEL XFOB LN 1 & PU IN TRAV AS				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
OB24-000381	RE-ROOF/SHINGLES-		05/29/2024	
32687	TWNHSE	0	11/16/2004	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD	SALE PRICE
1373/0149	8/02/2024	QC U	I 11	44,000
GRANTOR: SHAH SHEETAL				
GRANTEE: HOMES PROPERTY MANA				
1131/0740	11/13/2019	WD Q	I 01	88,000
GRANTOR: SANDBERG ROBERT K PAT				
GRANTEE: SHAH SHEETAL & AMIT				
BUILDING NOTES				
BUILDING DIMENSIONS				
BAS=[YR=2005] W5 DCK=[YR=2005] N4 E4 N12 W17 S16 E13\$ W13 S40 E7 STP=[YR=2005] S2 E4 N2 W4\$ E11 N40\$ PTR=E10 FUS=[YR=2005] S40 E18 N40 W18\$ W10\$.				

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

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	000810	C	TOWNHOUSE1	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							