



ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	30	VINYL	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	08	SHT VINYL	50		
Interior Floor	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	08	FAIR			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	3	MKT AREA		10	
NEIGHBORHOOD/LOC	13.00			1.25/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,265	100	2009	1,265	126,730
DCK	63	10	2013	6	601
FOP	63	30	2009	19	1,903
FOP	96	30	2009	29	2,905
TOTALS	1,487			1,319	132,139

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,319	98.1000	116.49	153,650	2009	2009	0	0	14.00	86.00
1 SINGLE FAM 0% - 2023 Heated Area: 1265 HX Base Yr											
BLD DATE	03/11/2020	FRAK	LGL DATE	03/09/2019	JB						
XF DATE	03/11/2020	FRAK	LAND DATE								
INC DATE			AG DATE								

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			132,139
TOTAL MARKET OB/XF VALUE			1,825
TOTAL LAND VALUE - MARKET			15,300
TOTAL MARKET VALUE			149,264
SOH/AGL Deduction			15,397
ASSESSED VALUE			133,867
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			133,867
TOTAL JUST VALUE			149,264
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			121,697
5 YR PRCL CK, CHG EYB 2009 TO 2012, QUAL FAIR TO A			
2020 VALUES PORTED TO 00-00-072-331-10157-082			
5 YR PRCL CH, CHG DIM XFOB LN 3			
ADD HX FOR 2021-ANFINSON			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB23-000324	HVAC CHANGE OUT		07/10/2023
2009389	SFD-CO	0	05/12/2009

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
1270/0238	6/15/2022	QC	U	I	11	2,900	
GRANTOR: MCCOLLUM KRISTAL							
GRANTEE: ANFINSON ERIK							
1225/0570	8/24/2021	QC	U	I	11	100	
GRANTOR: ANFINSON ERIK							
GRANTEE: MCCOLLUM KRISTAL LE							

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	20	20	400.00	SF	6.00	6.00	100	2009	2009	3	39	936	
2	0211	CONCRETE W	0	0	8	6	48.00	SF	6.00	6.00	100	2009	2009	3	39	112	
3	0955	PRIVACY FE	0	0	0	0	76.00	LF	15.00	15.00	100	2009	2009	3	55	627	
4	0620	WOOD UTL B	0	0	8	6	48.00	SF	6.00	6.00	100	2012	2012	3	52	150	
TOTALS															1,825		

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2009] W13 S7 W9 N7 FOP=[YR=2009] S7 E9 N7 W9\$ DCK=[YR=2013] E9 N7 W9 S7\$ W9 S48 E15 N10 E16 FOP=[YR=2009] W16 S6 E16 N6\$ N38\$.

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	0			50.00	100.00	1.00	LT		1.00	1.00	1.00	15,300.00	15,300.00	15,300							