



BUILDING CHARACTERISTICS					
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		2.5 100			
Story Height		0 100			
Stories	2.	2. 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	561	100	2006	561	54,739
FGR	219	50	2006	110	10,734
FOP	56	30	2006	17	1,659
FUS	708	100	2006	708	69,083
PTO	20	5	2006	1	98
TOTALS	1,564			1,397	136,312

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%	- 2019		164,231	2006	2006	0	0	17.00	83.00

Heated Area: 1269 HX Base Yr 2019

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		136,312	
TOTAL MARKET OB/XF VALUE		7,754	
TOTAL LAND VALUE - MARKET		32,130	
TOTAL MARKET VALUE		176,196	
SOH/AGL Deduction		46,684	
ASSESSED VALUE		129,512	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		79,512	
TOTAL JUST VALUE		176,196	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		127,426	
5 YR PRCL CK, CHG XFOB CODE, CHG QUAL FROM FAIR TO			
COMBINE REQ THOMAS & ALLURA LATHEM- COMBINE LOT 18			
PU XFOB LN 4			
5 YR PRCL CH, PU XFOB 0955			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21-001284	SHED-CC	0	12/17/2021
20000496	RE-ROOF-CO	0	10/20/2020
19000186	MECH-CO	0	03/27/2019
20061484	SFD - CO	0	09/12/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1075/0131	5/24/2018	WD	U	V	37	1,500
GRANTOR: SEASHOLTZ IRA JOHN II						
GRANTEE: LATHEM THOMAS & ALL						
1065/0691	3/01/2018	WD	Q	I	01	120,000
GRANTOR: PAUL ELI DAWSON & PHI						
GRANTEE: LATHEM THOMAS O & 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	0210	CONCRETE D	0	100	0	0			459.00	SF	6.00	2006	3	27	744	
2	0955	PRIVACY FE	0	0	0	0			250.00	LF	15.00	2019	3	96	3,600	
3	0211	CONCRETE W	0	100	2	6			12.00	SF	6.00	2006	3	27	19	
4	0955	PRIVACY FE	0	100	0	0			158.00	LF	15.00	2019	3	96	2,275	
5	0625	PORT WD UT	0	100	10	20			200.00	SF	6.00	2021	3	93	1,116	

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2006] W9 PTO=[YR=2006] N4 W5 S4 E5\$ W17 S10											
FGR=[YR=2006] S20 E12 N17 W7 N3 W5\$ E5 S3 E7 S17											
FOP=[YR=2006] S4 E14 N4 W14\$ E14 N30\$ PTR= E10 FUS=[YR=2006] S24 E12 S6 E14 N30 W26\$ W10\$.											

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			50.00	200.00	1.00	LT		1.00	1.00	2.00	15,300.00	30,600.00	30,600							
2	000000	C	VAC RES	0			50.00	100.00	1.00	LT		1.00	1.00	0.10	15,300.00	1,530.00	1,530							