

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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 Floo	10	LAMINATED	70
Interior Floo	14	CARPET	30
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	03	AVERAGE	
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
BAS	1,226	100	2010
FOP	70	30	2010
PTO	140	5	2010
TOTALS	1,436		

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%	2011	129.32	162,167	2010	2010	0	0	13.00	87.00	
			Heated Area: 1226				HX Base Yr 2011					



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VALUATION SUMMARY						
VALUATION BY		STANDARD				
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE		141,085				
TOTAL MARKET OB/XF VALUE		2,533				
TOTAL LAND VALUE - MARKET		15,300				
TOTAL MARKET VALUE		158,918				
SOH/AGL Deduction		63,380				
ASSESSED VALUE		95,538				
TOTAL EXEMPTION VALUE		50,000		HX HB		
BASE TAXABLE VALUE		45,538				
TOTAL JUST VALUE		158,918				
NCON VALUE		0				
INCOME VALUE						
PREVIOUS YEAR MKT VALUE		118,562				
5 YR PRCL CK, CHG XFOB LF 134 TO 51						
FR 5YR CK 1/10/23; DEMO/PU XFOB						
COA RQSTED BY JOSEPH BEARD						
COA PER NCOA REPORT						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
2009849	SFD-CO	0	10/19/2009			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1307/0510	4/03/2023	QC	U	I	11	100
GRANTOR: BEARD JOSEPH C & NICO						
GRANTEE: BEARD NICOLE						
0825/0432	5/10/2010	WD	Q	I	01	110,000
GRANTOR: JASON WESSINGER CONST						
GRANTEE: BEARD JOSEPH C & NI						
						BUILDING NOTES
						BUILDING DIMENSIONS
						BAS=[YR=2010] W10 PTO=[YR=2010] N10 W14 S10 E14\$ W18 S41 FOP=[YR=2010] S4 E10 S2 E5 N6 W15\$ E15 S6 E13 N47\$.

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	20	20			400.00	SF	6.00	6.00	100	2010	2010	3	43	1,032	
2	0211	CONCRETE W	0	100	15	5			75.00	SF	6.00	6.00	100	2010	2010	3	43	194	
3	0955	PRIVACY FE	0	100	0	0			134.00	LF	15.00	15.00	100	2011	2011	3	65	1,307	
5	0625	PORT WD UT	0	100	8	10			80.00	SF	0.00	0.00	100	2024	2019	AV	85	0	

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	100.00	1.00	LT		1.00	1.00	1.00	15,300.00	15,300.00	15,300								