

ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	03	MASONRY		100	
Exterior Wall	17	CB	STUCCO	100	
Roof Structur	03	GABLE/HIP		100	
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL		100	
Interior Floo	11	CLAY TILE		100	
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	1,144	100	1993	1,144	133,395
FCP	448	25	2018	112	13,059
FOP	54	30	1993	16	1,866
TOTALS	1,646			1,272	148,320

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%	- 2023		Heated Area: 1144					HX Base Yr 2023			

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VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				148,320		
TOTAL MARKET OB/XF VALUE				749		
TOTAL LAND VALUE - MARKET				30,600		
TOTAL MARKET VALUE				179,669		
SOH/AGL Deduction				27,858		
ASSESSED VALUE				151,811		
TOTAL EXEMPTION VALUE				HX HB 50,000		
BASE TAXABLE VALUE				101,811		
TOTAL JUST VALUE				179,669		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				146,662		
5 YR PRCL CK, CHG QUAL FAIR TO AVG,CHG TRAV DEMO F						
PRMT CK FR CHG INTW						
5 YR PRCL CK, CHG TRAV, FLOR						
S/O LOT 2, BLK M TO 11251-002						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
17000376	REPLCE DOORS	0	03/17/2017			
17000368	RE ROOF-CO	0	03/17/2017			
17000263	WINDOW REPLACE-CO	0	02/23/2017			
17000236	HVAC REPLACE	0	02/17/2017			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1260/0379	4/13/2022	WD	Q	I	01	184,000
GRANTOR: PECK DANA						
GRANTEE: BASS KRISTAN ADAIR						
1007/0228	7/28/2016	WD	Q	I	01	42,500
GRANTOR: MCCARTHY GLENDA, ET AL						
GRANTEE: PECK DANA						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=1993] W52 FCP=[YR=2018] E32 N14 W32 S14\$ S22 E21						
FOP=[YR=1993] W9 S6 E9 N6\$ E31 N22\$.						

EXTRA FEATURES														TOTAL OB/XF		749	
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	0080	4' CHAINLI	0	100	0	0			480.00	LF	13.00				749		

LAND DESCRIPTION														TOTAL OB/XF										749	
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				100.00	100.00	1.00	LT		1.00	1.00	2.00	15,300.00	30,600.00	30,600								