



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	02	WOOD FRAME	100
Exterior Wall	30	VINYL	80
Exterior Wall	20	FACE BRICK	20
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	08	SHT VINYL	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
BAS	1,400	100	2004
FSP	126	55	2004
PTO	80	5	2004
TOTALS	1,606		

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	1,473	97.9200	116.28	171,280	2004	2008	0	0	15.00	85.00			
1 SINGLE FAM 0% - 0 Heated Area: 1400 HX Base Yr														
BLD DATE	03/18/2020		MMJT	LGL DATE										
XF DATE	03/18/2020		MMJT	LAND DATE	03/09/2019		JB							
INC DATE				AG DATE										

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3			Tax Dist:
BUILDING MARKET VALUE			145,588
TOTAL MARKET OB/XF VALUE			2,568
TOTAL LAND VALUE - MARKET			30,600
TOTAL MARKET VALUE			178,756
SOH/AGL Deduction			39,027
ASSESSED VALUE			139,729
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			139,729
TOTAL JUST VALUE			178,756
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			127,026
5 YR PRCL CK, CHG QUAL FAIR TO AVG			
REROOF CC OB23-568 INCR EYB 2004-2008			
5 YR PRCL CK, CHG FLOR, DEL XFOB LN 5, 6			
1/1/18 CO 8/2017, LIS PENDENS/FORECLOSURE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB23-000568	RE-ROOF/SHINGLES-		11/01/2023
31384	SFR	0	02/17/2004
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
1160/0476	6/15/2020	QC U	I 30
GRANTOR: CUV TALLAHASSEE GROUP			
GRANTEE: WU PING			
1094/0306	11/29/2018	WD U	I 12
GRANTOR: WELLS FARGO BANK NATI			
GRANTEE: CUV TALLAHASSEE GRO			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=2004] W16 PTO=[YR=2004] N8 W10 S8 E10\$ W40 S25 E21			
FSP=[YR=2004] S6 E21 N6 W21\$ E35 N25\$.			

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	25	20	500.00	SF	6.00	6.00	100	2004	2004	3	23	690	
2	0211	CONCRETE W	0	0	40	5	200.00	SF	6.00	6.00	100	2004	2004	3	23	276	
3	0700	PORT BLDG	0	0	20	12	240.00	SF	8.00	8.00	100	2001	2001	3	58	1,114	
4	0955	PRIVACY FE	0	0	0	0	50.00	LF	15.00	15.00	100	2011	2011	3	65	488	
TOTALS														1,473	145,588		

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			100.00	100.00	1.00	LT		1.00	1.00	2.00	15,300.00	30,600.00	30,600							