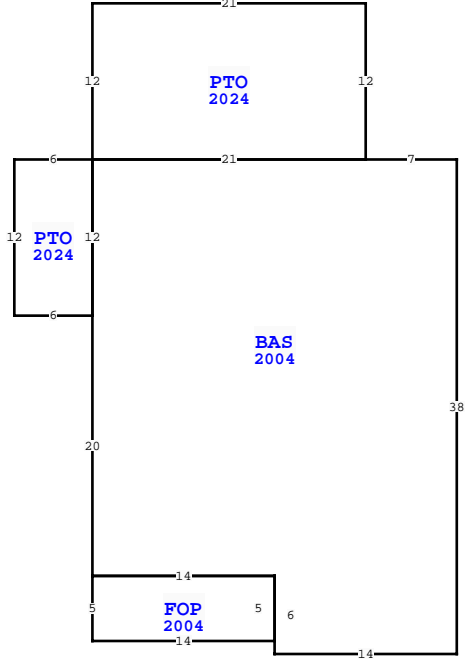


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
30	VINYL 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
10	LAMINATED 70				
14	CARPET 30				
13	HEAT PUMP 100				
13	HEAT PUMP 100				
	2 100				
	1 100				
	0 100				
1.	1. 100				
	0 100				
03	AVERAGE				
0100	SINGLE FAMILY				
3	MKT AREA	10			
13.00	1.25/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	980	100	2004	980	113,205
FOP	70	30	2004	21	2,426
PTO	72	5	2024	4	462
PTO	252	5	2024	13	1,502
TOTALS	1,374			1,018	117,595

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%	- 2005	126.94	129,225	2004	2014	0	0	9.00	91.00
Heated Area: 980 HX Base Yr 2005											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		117,595	
TOTAL MARKET OB/XF VALUE		3,516	
TOTAL LAND VALUE - MARKET		30,600	
TOTAL MARKET VALUE		151,711	
SOH/AGL Deduction		76,831	
ASSESSED VALUE		74,880	
TOTAL EXEMPTION VALUE		HX HB 49,410	
BASE TAXABLE VALUE		25,470	
TOTAL JUST VALUE		151,711	
NCON VALUE		470	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		104,497	
5 YR PRCL CK, CHG EYB 2004 TO 2014, PU XFOB, CHG Q			
5 YR PRCL CK, PU XFOB LN 5			
BATHS, PU XFOB LN 1-4			
5 YR PRCL CH, PU FNDN & FRME, CORR FLOOR, CHG			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB24-000561	HVAC CHANGE OUT-C		08/07/2024
31655	SFR	0	04/13/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0562/0481	10/19/2004	WD Q	I			85,500
GRANTOR: ANDY STEPHEN CONSTRUC						
GRANTEE: WALKER						
0527/0203	3/05/2004	WD U	V			100
GRANTOR: SEASHOLTZ						
GRANTEE: ANDY STEPHEN CONSTR						

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	30	14	420.00	SF	6.00	6.00	100	2008	2008	3	34	857	
2	0211	CONCRETE W	0	100	23	4	92.00	SF	6.00	6.00	100	2008	2008	3	34	188	
3	0955	PRIVACY FE	0	100	0	0	121.00	LF	15.00	15.00	100	2010	2010	3	60	1,089	
4	0605	PORT VINYL	0	100	8	6	48.00	SF	0.00	0.00	100	2013	2013	3	57	0	
5	0955	PRIVACY FE	0	100	0	0	64.00	LF	15.00	15.00	100	2018	2018	3	95	912	
6	0701	PORT BLDG	0	0	16	10	160.00	SF	3.00	3.00	100	2024	2023		98	470	

TOTAL OB/XF												3,516												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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			100.00	100.00	1.00	LT		1.00	1.00	2.00	15,300.00	30,600.00	30,600							

BUILDING NOTES											
BAS=[YR=2004;ORIG=-28,32] E14 S6 E14 N38 W7 W21 S12 S20 \$											
PTO=[YR=2024;ORIG=-28,-12] E21 S12 W21 N12 \$											
PTO=[YR=2024;ORIG=-28,0] W6 S12 E6 N12 \$											
POP=[YR=2004;ORIG=-28,32] S5 E14 N5 W14 \$											

LAND DESCRIPTION												TOTAL OB/XF											
REVIEW DATE 07/30/2024 BY Nwatts Total Acres: 0.23 Total Land Value: 30,600 Market: 0 Agricultural: 0 Common: 30,600 PRINTED 06/24/2026 BY SYS																							