

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 Floo	12		HARDWOOD	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	5		MKT AREA	08	
NEIGHBORHOOD/LOC	000		1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,640	100	1994	1,640	121,796
FGR	420	50	2014	210	15,596
FOP	120	30	1994	36	2,674
FSP	156	55	1998	86	6,387
TOTALS	2,336			1,972	146,452

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%	- 2016		206,271	1994	1994	0	0	29.00	71.00	
Heated Area: 1640 HX Base Yr												
BLD DATE	06/05/2017	MMSR	LGL DATE	06/05/2017	MMSR							
XF DATE	06/05/2017	MMSR	LAND DATE	06/05/2017	MMSR							
INC DATE			AG DATE									

WAKULLA COUNTY PROPERTY VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE	146,452		
TOTAL MARKET OB/XF VALUE	2,328		
TOTAL LAND VALUE - MARKET	17,040		
TOTAL MARKET VALUE	165,820		
SOH/AGL Deduction	34,973		
ASSESSED VALUE	130,847		
TOTAL EXEMPTION VALUE	130,847	13	
BASE TAXABLE VALUE	0		
TOTAL JUST VALUE	165,820		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	160,686		
FLAG H5 SHE NEEDS TO FILE HX T&P IS RYAN THOMAS WI			
FR 5YR CK; PU XFOB			
COA PER NCOA REPORT			
LN 6-7			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
15000207	RE-ROOF	0	03/23/2015
15000119	RE-ROOF	0	03/02/2015
17925	N/A	0	04/12/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1329/0076	8/21/2023	WD	U	I	11	100
GRANTOR: WILLIAMS RYAN THOMAS						
GRANTEE: WILLIAMS DANELL ROB						
0971/0689	5/22/2015	WD	Q	I	01	151,500
GRANTOR: ALEXANDER DAVID						
GRANTEE: WILLIAMS RYAN T & D						

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	0620	WOOD UTL B	0	100	12	20	240.00	SF	6.00	6.00	100	1993	1993	3	20	288	
2	0130	FIRE PLACE	0	100	0	0	1.00	UT	1,300.00	1,300.00	100	1994	1994	3	51	663	
3	0210	CONCRETE D	0	100	4	24	96.00	SF	6.00	6.00	100	1994	1994	3	20	115	
4	0211	CONCRETE W	0	100	4	4	16.00	SF	6.00	6.00	100	1994	1994	3	20	19	
5	0700	PORT BLDG	0	100	10	8	80.00	SF	8.00	8.00	100	2012	2012	3	78	499	
6	0940	OPEN SHED	0	100	10	20	200.00	SF	4.00	4.00	100	2021	2021	3	93	744	
TOTAL OB/XF													2,328				

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS=[YR=1994] W28 S25 FSP=[YR=1998] N12 W13 S12 E13\$ W20 S12												
FGR=[YR=2014] S21 E20 N8 FOP=[YR=1994] S6 E20 N6 W20\$ N13												
W20\$ E20 S13 E28 N50\$.												

LAND DESCRIPTION																								
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			0.00	0.00	1.42	AC		1.00	1.00	1.00	12,000.00	12,000.00	17,040							