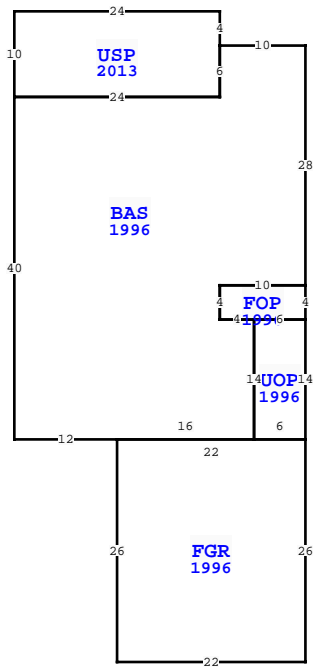


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	02	WOOD FRAME	100
Exterior Wall	17	CB STUCCO	50
Exterior Wall	30	VINYL	50
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	07	VYL PLANK	90
Interior Floo	08	SHT VINYL	10
Heating Type	04	AIR DUCTED	100
Air Condition	03	CENTRAL	100
Bedrooms		3	100
Bathrooms		3	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	195.00	1.26/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,296	100	1996
FGR	572	50	1996
FOP	40	30	1996
UOP	84	20	1996
USP	240	40	2013
TOTALS	2,232		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0115	01	1,707	112.4000	127.46	217,574	1996	1996		0	0	49.00	51.00	
1 HALF-PLEX 0% - 2023 Heated Area: 1296 HX Base Yr													



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			110,963
TOTAL MARKET OB/XF VALUE			2,221
TOTAL LAND VALUE - MARKET			25,000
TOTAL MARKET VALUE			138,184
SOH/AGL Deduction			5,669
ASSESSED VALUE			132,515
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			132,515
TOTAL JUST VALUE			138,184
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			120,468

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000416	REROOF	0	05/13/2020
2012206	MECH	0	04/10/2012
20641	N/A	0	02/16/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1293/0810	12/08/2022	WD	Q	I	01	165,000

BUILDING NOTES						
GRANTOR: MCCOWN ROBERT JACOB						
GRANTEE: WHITTINGTON CHARLES						
1195/0042	2/04/2021	QC	U	I	30	100
GRANTOR: MCCOWN ROBERT TIMOTHY						
GRANTEE: MCCOWN ROBERT JACOB						

BUILDING DIMENSIONS						
BAS=[YR=1996] W10 USP=[YR=2013] N4 W24 S10 E24 N6\$ S6 W24 S40 E12 FGR=[YR=1996] S26 E22 N26 W22\$ E16 UOP=[YR=1996] E6 N14 W6 S14\$ N14 FOP=[YR=1996] E6 N4 W10 S4 E4\$ W4 N4 E10 N28\$.						

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	0 120 14	1,680.00	SF	6.00	6.00	100	1996	1996	3	20	2,016	
2	0211	CONCRETE W	0	0 57 3	171.00	SF	6.00	6.00	100	1996	1996	3	20	205	

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	000140	C	SFR GOLF	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							