

ELEMENT		CD		CONSTRUCTION	
Foundation	01	WOOD	FRAME	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	04	SINGLE	SID	100	
Roof Structur	03	GABLE/HIP		100	
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL		50	
Interior Wall	05	DRYWALL		50	
Interior Floo	07	VYL	PLANK	100	
Heating Type	13	HEAT	PUMP	100	
Air Condition	13	HEAT	PUMP	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	3	MKT AREA		10	
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,204	100	1993	1,204	104,743
FOP	18	30	1993	5	435
UOP	65	20	1993	13	1,131
TOTALS	1,287			1,222	106,309

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%	- 2024								
			Heated Area: 1204			HX Base Yr 2024					

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE		106,309			
TOTAL MARKET OB/XF VALUE		11,810			
TOTAL LAND VALUE - MARKET		20,000			
TOTAL MARKET VALUE		138,119			
SOH/AGL Deduction		0			
ASSESSED VALUE		138,119			
TOTAL EXEMPTION VALUE		HX HB 50,000			
BASE TAXABLE VALUE		88,119			
TOTAL JUST VALUE		138,119			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		122,512			
5 YR PRCL CK, DEMO/PU XFOBS					
INCR EYB 2015-2017 PRMT OB21-000509					
CONF ADDED					
2021 TRIM RTND UTF					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
21001019	NEW CIRCUIT HVAC	0	10/04/2021		
21000509	REPL HVAC-CC	0	09/30/2021		
17000615	RE-ROOF-CO	0	05/03/2017		
2009728	GENERATOR	0	09/03/2009		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1334/0695	10/30/2023	WD	Q	I	01	200,000
GRANTOR: DAVIS IAN SHANE						
GRANTEE: LARSON MATTHEW & SI						
1245/0225	12/22/2021	WD	Q	I	01	178,000
GRANTOR: GASUCAWA LLC						
GRANTEE: DAVIS IAN SHANE						

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
3	0080	4' CHAINLI	0	100	0	0			13.00	100	1980	1980	3	20	143	
5	0050	CARPOR UN	0	100	10	19			9.00	100	1990	1990	3	47	804	
6	0090	CHAINLINK	0	100	0	0			12.00	100	1990	1990	3	20	840	
8	0955	PRIVACY FE	0	100	0	0			15.00	100	1990	1990	3	0	0	
9	0210	CONCRETE D	0	100	20	18			6.00	100	2012	2012	3	52	1,123	
10	0055	PORTABLE C	0	100	0	0			0.00	100	2016	2016	3	72	0	
11	0700	PORT BLDG	0	0	0	0			0.00	100	1990	1990	3	47	0	
16	0157	GENERATOR	0	100	0	0			8,900.00	100	2024	2022		100	8,900	
TOTALS															11,810	

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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							