

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		100	
Interior Floo	12	HARDWOOD		90	
Interior Floo	14	CARPET		10	
Heating Type	09	ENG F	AIR	100	
Air Condition	06	ENG	CENTRL	100	
Fixtures		6	100		
Story Height		0	100		
RMS		7	100		
Stories	1.	1.	100		
Class	00	N/A	100		
Units		0	100		
Quality	08	FAIR			
DOR CODE	1002	COMM	W/XFOB		
MAP NUM	5	MKT AREA	10		
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,086	100	1993	2,086	142,694
FEP	150	80	1993	120	8,209
FOP	21	30	1993	6	410
FOP	208	30	1993	62	4,241
TOTALS	2,465			2,274	155,555

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	OFFICE	0% - 0		120.01	272,903	1940	1998	0	0	43.00	57.00

Heated Area: 2206 HX Base Yr

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		155,555	
TOTAL MARKET OB/XF VALUE		21,337	
TOTAL LAND VALUE - MARKET		19,875	
TOTAL MARKET VALUE		196,767	
SOH/AGL Deduction		55,332	
ASSESSED VALUE		141,435	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		141,435	
TOTAL JUST VALUE		196,767	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		207,564	
JS 5YR CK - NO CHANGES			
8-10, DEL XFOB LN 11			
BEDS, BATH, PU RMS & FIXT, ADJ EYB, PU XFOB			
5 YR PRCL CH, CORR FLOOR, HTTP & A/C, CORR			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001677	REMODEL/REPAIR	0	12/01/2017
2008156	REROOF SFD	0	02/25/2008
019274	N/A	0	02/06/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1053/0203	10/30/2017	WD Q	Q	I	01	210,000
GRANTOR: COBB TERRY RANDALL JR						
GRANTEE: PHILLIPS & REVELL,						
0334/0420	9/17/1998	WD Q	Q	I		150,000
GRANTOR:						
GRANTEE:						

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	0170	GARAGE UNF	0	0	24	33	792.00	SF	25.00	25.00	100	1985	1985	3	35	6,930	
2	0210	CONCRETE D	0	0	105	10	1,050.00	SF	6.00	6.00	100	1993	1993	3	20	1,260	
3	0050	CARPORT UN	0	0	20	25	500.00	SF	9.00	9.00	100	1993	1993	3	50	2,250	
4	0620	WOOD UTL B	0	0	10	14	140.00	SF	6.00	6.00	100	1993	1993	3	20	168	
5	0620	WOOD UTL B	0	0	8	14	112.00	SF	6.00	6.00	100	1993	1993	3	20	134	
6	0955	PRIVACY FE	0	0	0	0	634.00	LF	15.00	15.00	100	2003	2003	3	0	0	
7	0955	PRIVACY FE	0	0	0	0	9.00	LF	15.00	15.00	100	2013	2013	3	75	101	
8	0211	CONCRETE W	0	0	67	4	268.00	SF	6.00	6.00	100	2017	2017	3	76	1,222	
9	0250	ASPHALT AV	0	0	219	10	2,190.00	SF	2.00	2.00	100	2017	2017	3	76	3,329	
10	0250	ASPHALT AV	0	0	0	0	3,910.00	SF	2.00	2.00	100	2017	2017	3	76	5,943	

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001000	C	VAC COMMERCI	0			0.00	0.00	2.65	AC		1.00	1.00	1.00	7,500.00	7,500.00	19,875							