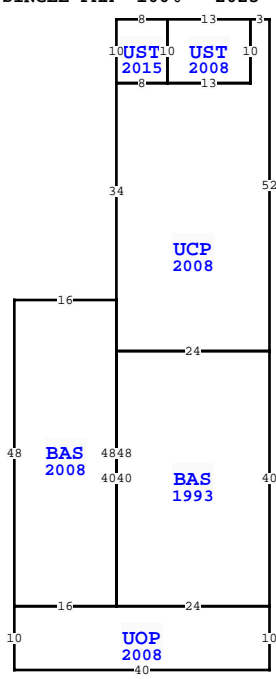




ELEMENT		CD		CONSTRUCTION	
Foundation	01	WOOD	FRAME	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	30	VINYL		100	
Roof Structur	03	GABLE/HIP		100	
Roof Cover	03	COMP SHNGL		100	
Interior Wall	05	DRYWALL		100	
Interior Floo	10	LAMINATED		90	
Interior Floo	14	CARPET		10	
Heating Type	13	HEAT PUMP		100	
Air 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	5000	IMPRVD AG RES			
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	960	100	1993	960	78,522
BAS	768	100	2008	768	62,818
UCP	1,038	20	2008	208	17,013
UOP	400	20	2008	80	6,543
UST	130	45	2008	58	4,744
UST	80	45	2015	36	2,944
TOTALS	3,376			2,110	172,585

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,110	106.3000	100.98	213,068	2000	2004	0	0	19.00	81.00	
1 SINGLE FAM 100% - 2023 Heated Area: 1728 HX Base Yr 2023												



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			172,585
TOTAL MARKET OB/XF VALUE			3,900
TOTAL LAND VALUE - MARKET			97,200
TOTAL MARKET VALUE			195,047
SOH/AGL Deduction			59,050
ASSESSED VALUE			135,997
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			85,997
TOTAL JUST VALUE			273,685
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			176,586
REVIEWED QUAL - CHANGED FROM FAIR TO AVG			
APPR BY: IT 01-08-2022. N/C			
ADAIR PORT TO 05928-000			
AG REMOVED/SALE NO AG APP RECVD			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB22-000472	RE-ROOF-CC	0	07/14/2022
2012377	ADDITION-CO	0	06/11/2012
20071128	ADDITION	0	08/15/2007
32493	AG SCRIV	0	10/11/2004
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD SALE PRICE
1282/0088	9/06/2022	WD Q I 01	350,000
GRANTOR: ADAIR CHARLES CURTIS			
GRANTEE: GRAY ROBERT & JAMIE			
0882/0030	5/03/2012	WD U I 12	84,900
GRANTOR: FEDERAL HOME LOAN MOR			
GRANTEE: ADAIR CHARLES CURTI			
BUILDING NOTES			
BUILDING DIMENSIONS			
UCP=[YR=2008] W3 UST=[YR=2008] W13 S10 E13 N10\$ S10 W13 UST=[YR=2015] N10 W8 S10 E8\$ W8 S34 BAS=[YR=2008] W16 S48 E16 N48\$ S48 UOP=[YR=2008] W16 S10 E40 N10 W24\$ BAS=[YR=1993] E24 N40 W24 S40\$ N40 E24 N52\$.			

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	0940	OPEN SHED	0	100	30	14			4.00	100	1980	1980	3	20	336	
2	0620	WOOD UTL B	0	100	31	30	SF	6.00	6.00	100	1980	1980	3	20	1,116	
3	0955	PRIVACY FE	0	100	0	0	LF	15.00	15.00	100	1980	1980	3	0	0	
4	0210	CONCRETE D	0	100	4	42	SF	6.00	6.00	100	2008	2008	3	34	343	
5	0211	CONCRETE W	0	100	3	8	SF	6.00	6.00	100	2008	2008	3	34	49	
6	0210	CONCRETE D	0	100	24	42	SF	6.00	6.00	100	2008	2008	3	34	2,056	
TOTAL OB/XF													3,900			

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	000110	C	SFR RURAL	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	15,000							
2	005920	A	TIMB/PAST	0			0.00	0.00	10.96	AC		1.00	1.00	1.00	325.00	325.00	3,562							