

ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	19	COMMON	BRK	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	11	CLAY TILE	30		
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
Fireplace	01	FIREPLACE	100		
Units				0	100
Kitchen	GD	GOOD	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	2,045	100	1993	2,045	247,640
FGR	600	50	1993	300	36,329
FOP	18	30	1993	5	606
FSP	170	55	1993	94	11,383
TOTALS	2,833			2,444	295,957

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% - 2022			340,180	1990	2010	0	0	13.00	87.00

Heated Area: 2045 HX Base Yr 2022

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			295,957
TOTAL MARKET OB/XF VALUE			21,435
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			367,392
SOH/AGL Deduction			0
ASSESSED VALUE			367,392
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			317,392
TOTAL JUST VALUE			367,392
NCON VALUE			5,400
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			408,422
5 YR PRCL CK, DEMO XFOB, PU XFOBS			
VERIFIED 5YR PRCL CH			
2022 PORT FROM 17-3S-01W-318-04457-B40			
PU XFOB 0625, CORR XFOB 0250			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000519	WINDOWS-CO	0	11/03/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1232/0780	10/08/2021	WD Q	Q	I	01	446,500
GRANTOR: CASTINEIRA JOHN ANTHO						
GRANTEE: WEAVER MICHAEL A &						
0951/0451	9/15/2014	WD Q	Q	I	01	222,000
GRANTOR: SLAUGHTER W FRANK						
GRANTEE: CASTINEIRA JOHN ANT						

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
2	0071	VINYL FENC	0	100	0	72.00	LF	8.00	8.00	100	2015	2015	3	67	386	
3	0250	ASPHALT AV	0	100	0	1,536.00	SF	2.00	2.00	100	2021	2021	3	93	2,857	
4	0250	ASPHALT AV	0	100	227	2,724.00	SF	2.00	2.00	100	2021	2021	3	93	5,067	
5	0625	PORT WD UT	0	100	10	140.00	SF	0.00	0.00	100	2018	2018	3	80	0	
6	0250	ASPHALT AV	0	100	0	4,340.00	SF	2.00	2.00	100	2020	2020	3	89	7,725	
7	0210	CONCRETE D	0	100	30	900.00	SF	6.00	6.00	100	2024	2023		100	5,400	
8	0700	PORT BLDG	0	100	0	1.00	SF	0.00	0.00	100	2024	2023		98	0	

TOTAL OB/XF												21,435					
BLD DATE	04/28/2021	MMJS	LGL DATE														
XF DATE	04/28/2021	MMJS	LAND DATE	04/28/2021	MMJS												
INC DATE			AG DATE														

BUILDING NOTES											
BAS=[YR=1993] W15 FSP=[YR=1993] W17 S10 E17 N10\$ S10 W17 N10 W37 S27 FGR=[YR=1993] S24 E25 N24 W25\$ E25 S10 E12 FOP=[YR=1993] E6 N3 W6 S3\$ N3 E6 S3 E12 N5 E14 N32\$.											

LAND DESCRIPTION												TOTAL OB/XF												21,435					
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	5.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,000												