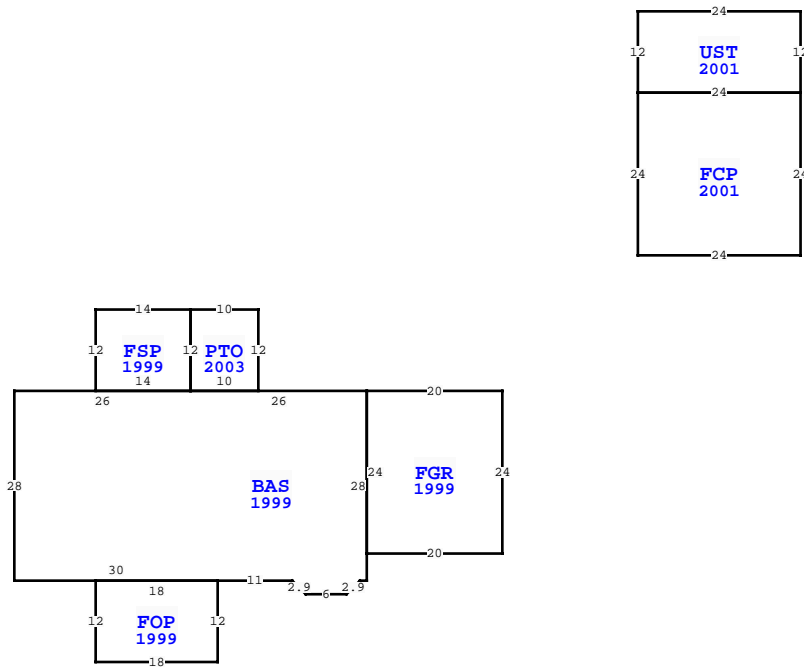




ELEMENT		CD	CONSTRUCTION		
Foundation	02		CONCR	SLAB 100	
Frame	02		WOOD	FRAME 100	
Exterior Wall	30		VINYL	80	
Exterior Wall	19		COMMON	BRK 20	
Roof Structur	03		GABLE/HIP	100	
Roof Cover	12		MODULAR	MT 100	
Interior Wall	05		DRYWALL	100	
Interior Floo	08		SHT VINYL	50	
Interior Floo	14		CARPET	50	
Heating Type	04		AIR DUCTED	100	
Air Condition	03		CENTRAL	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	5		MKT AREA	08	
NEIGHBORHOOD/LOC	119.00		1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,472	100	1999	1,472	117,544
FCP	576	25	2001	144	11,499
FGR	480	50	1999	240	19,165
FOP	216	30	1999	65	5,191
FSP	168	55	1999	92	7,346
PTO	120	5	2003	6	479
UST	288	45	2001	130	10,381
TOTALS	3,320			2,149	171,604

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%	- 2019		225,795	1999	1999	0	0	24.00	76.00
Heated Area: 1472						HX Base Yr 2019					



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		171,604	
TOTAL MARKET OB/XF VALUE		1,816	
TOTAL LAND VALUE - MARKET		42,500	
TOTAL MARKET VALUE		215,920	
SOH/AGL Deduction		149,589	
ASSESSED VALUE		66,331	
TOTAL EXEMPTION VALUE		HX HB 41,331	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		215,920	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		218,193	
CHG RCVR			
5YR PRCL CH-CHGS TO BE KEYED AT LATER DATE.			
2019			
COAR PORTED. HX APPLIED FOR COAR AND BAKER			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
16000869	ROOF OVER	0	09/06/2016
026406	CARPORT	0	04/04/2000
024703	SFD	0	02/18/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1070/0341	4/17/2018	WD Q	Q	I	01	180,000
GRANTOR: MATTHEW DUSTIN A & BR						
GRANTEE: COAR KENNETH D & BA						
1002/0101	6/03/2016	WD Q	Q	I	01	138,400
GRANTOR: MILLENDER JEANE M						
GRANTEE: MATTHEWS DUSTIN A &						

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	100	24	16			6.00	100	1999	1999	3	20	461	
2	0080	4' CHAINLI	0	100	0	0		13.00	13.00	100	1999	1999	3	20	1,024	
3	0211	CONCRETE W	0	100	80	3		6.00	6.00	100	2004	2004	3	23	331	

BLD DATE		04/01/2021	FRFR	LGL DATE	04/01/2021	FRFR
XF DATE		04/01/2021	FRFR	LAND DATE		04/01/2021
INC DATE				AG DATE		

BUILDING NOTES	
FGR=[YR=1999] W20 BAS=[YR=1999] W26 PTO=[YR=2003] E10 N12 W10 S12\$ FSP=[YR=1999] N12 W14 S12 E14\$ W26 S28 E30 FOP=[YR=1999] W18 S12 E18 N12\$ E11 R2 D2 E6 R2 U2 E1 N28\$ S24 E20 N24\$ PTR=N20 E20 FCP=[YR=2001] E24 N24 W24 UST=[YR=2001] E24 N12 W24 S12\$ S24\$ W20 S20\$.	

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	000100	C	SFR	100			165.00	300.00	1.00	LT		1.00	1.00	1.00	42,500.00	42,500.00	42,500							