

ELEMENT		CD	CONSTRUCTION		
Foundation	04	PILE	WOOD	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	30	VINYL	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	12	MODULAR MT	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	10	LAMINATED	80		
Interior Floor	14	CARPET	20		
Heating Type	04	AIR DUCTED	100		
Air Condition	03	CENTRAL	100		
Bedrooms		2	100		
Bathrooms		3	100		
Story Height		0	100		
Stories	1.	1.	100		
Units		0	100		
Kitchen	GD	GOOD	100		
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	4	MKT AREA	06		
NEIGHBORHOOD/LOC	117.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	920	100	1993	920	122,152
DCK	88	10	1993	9	1,195
FOP	138	30	1993	41	5,444
PCP	784	10	1993	78	10,356
PST	96	15	2012	14	1,858
TOTALS	2,026			1,062	141,007

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%	- 2023		Heated Area: 920					HX Base Yr 2023	

WAKULLA COUNTY PROPERTY				PAGE 1 of 2	3	
VALUATION SUMMARY				STANDARD		
VALUATION BY		Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE		441,864				
TOTAL MARKET OB/XF VALUE		45,400				
TOTAL LAND VALUE - MARKET		80,000				
TOTAL MARKET VALUE		567,264				
SOH/AGL Deduction		98,685				
ASSESSED VALUE		468,579				
TOTAL EXEMPTION VALUE		HX HB 50,000				
BASE TAXABLE VALUE		418,579				
TOTAL JUST VALUE		567,264				
NCON VALUE		0				
INCOME VALUE						
PREVIOUS YEAR MKT VALUE		590,838				
MM PRMT CK, CORR QUALITY TO 03, PU XFOB 6/23/2023						
22 PORT FROM LEON MAXWELL						
MM 5 YR CK, CH TRV, CH BTHS.						
PU XFOB LN 9-10						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
OB24-000463	REPLACE 7 WINDOWS		06/28/2024			
22000252	SOLAR PANELS-CC	0	11/30/2022			
22000315	SOLAR PANELS-CC	0	11/30/2022			
20000817	DECK-CO	0	09/08/2020			
20000479	REPAIRS-CO	0	06/11/2020			
2010145	ELEVATOR	0	03/10/2010			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1210/0676	5/24/2021	WD	Q	I	01	550,000
GRANTOR: CLIZBE JOHN F & JEANN						
GRANTEE: MAXWELL MARK A & AL						
1143/0465	3/10/2020	WD	Q	I	01	390,000
GRANTOR: COOPER DANA BROOKS						
GRANTEE: CLIZBE JOHN F & JEA						
BUILDING NOTES						
BUILDING DIMENSIONS						
DCK=[YR=1993] W4 FOP=[YR=1993] W23 S6 E23 BAS=[YR=1993] W23 S40 E23 PTR=E15 PCP=[YR=1993] E22 N32 W12 N8 PST=[YR=2012] S8 E12 N8 W12\$ W10 S40 \$ W15\$ N40\$ N6\$ S22 E4 N22\$.						

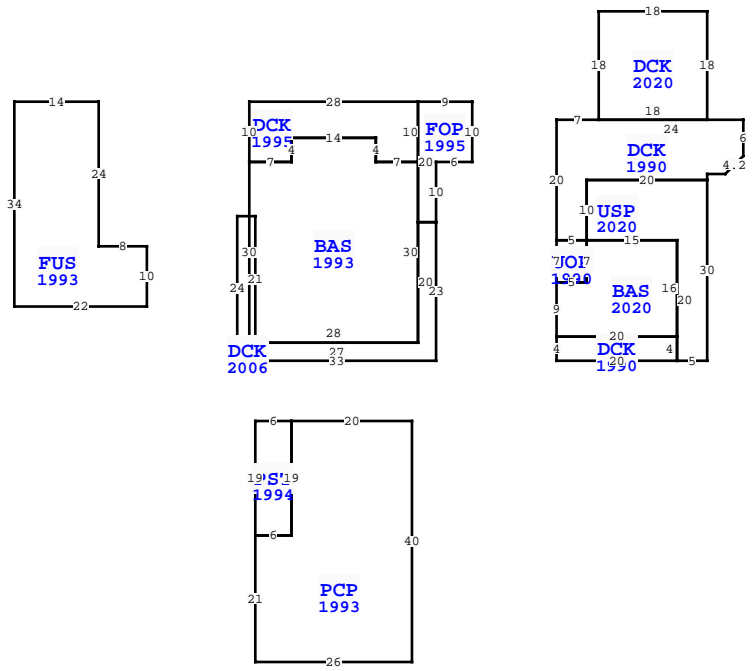
EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0375	WOOD WALK	0	100	17	4			68.00	SF	15.00	2015	2015	3	67	683
2	0371	FLOATING D	0	100	16	8			128.00	SF	20.00	2020	2020	3	89	2,278
3	0371	FLOATING D	0	100	16	8			128.00	SF	20.00	2020	2020	3	89	2,278
4	0130	FIRE PLACE	0	100	0	0			1.00	UT	1,300.00	2015	2015	3	84	1,092
5	0005	ELEVATOR	0	100	0	0			1.00	UT	29,000.00	2020	2020	3	94	27,260
6	0840	SEAWALL RI	0	100	0	0			62.00	LF	38.00	2020	2020	3	89	2,097
7	0007	ELECTRIC L	0	100	0	0			1.00	UT	7,500.00	2020	2020	3	89	6,675
8	0350	BOATDOCK A	0	100	16	10			160.00	SF	24.00	2016	2016	3	72	2,765
9	0060	DECK WOOD	0	100	10	4			40.00	SF	5.00	2020	2020	3	97	194
10	0060	DECK WOOD	0	100	4	4			16.00	SF	5.00	2020	2020	3	97	78

TOTAL OB/XF												45,400												
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	000131	C	SFR CANAL	100			57.00	160.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000							

REVIEW DATE 06/23/2023 BY MMAW																								
Total Acres: 0.21					Total Land Value: 80,000					Market: 0					Agricultural: 0					Common: 80,000				

BUILDING CHARACTERISTICS	
ELEMENT	CD
Foundation	04 PILE WOOD 100
Frame	02 WOOD FRAME 100
Exterior Wall	30 VINYL 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	10 LAMINATED 70
Interior Floo	14 CARPET 30
Heating Type	04 AIR DUCTED 100
Air Condition	03 CENTRAL 100
Bedrooms	3 100
Bathrooms	3 100
Story Height	0 100
Stories	2. 100
Units	0 100
Kitchen	GD GOOD 100
Quality	07 GOOD
DOR CODE	0100 SINGLE FAMILY
MAP NUM	4 MKT AREA 06

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	SINGLE FAM	100%	- 2023								
Heated Area: 1737						HX Base Yr 2023					



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	896	100	1993	896	126,617
BAS	285	100	2020	285	40,275
DCK	80	10	1990	8	1,130
DCK	350	10	1990	35	4,946
DCK	224	10	1995	22	3,109
DCK	222	10	2006	22	3,109
DCK	324	10	2020	32	4,522
FOP	120	30	1995	36	5,087
FUS	556	100	1993	556	78,571
PCP	926	10	1993	93	13,142
TOTALS	4,432			2,129	300,857

\*\* This building has 13 Sub-Areas

BLD DATE	12/01/2020	MMSR	LGL DATE	
XF DATE	12/01/2020	MMSR	LAND DATE	12/01/2020 MMSR
INC DATE			AG DATE	

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
17	1450	SOLAR PANE	0	100	0	0			0.00	100	2024

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
						35.00	UT	0.00	0.00	100	2024

WAKULLA COUNTY PROPERTY			
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Tax Group: 3	Tax Dist:		
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TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		418,579	
TOTAL JUST VALUE		567,264	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		590,838	
5 YR PRCL CH, N/C CARD 1, PU CORR TRAV CARD 2			
COA PER NCOA REPORT			
5 YR PRCL CHK CORR EXW PU XFOB LN 7,8 DEL LN9			
@ 7 GULF BREEZE CT			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061119	SOLAR WATERHEATER	0	07/07/2006
20061883	EXTEND DECK	0	11/27/2005
30531	REMODEL	0	07/21/2003
30539	ELEC UP	0	07/21/2003

SALES DATA						
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GRANTOR: CLIZBE JOHN F & JEANN						
GRANTEE: MAXWELL MARK A & AL						
1143/0465	3/10/2020	WD Q	Q	I	01	390,000
GRANTOR: COOPER DANA BROOKS						
GRANTEE: CLIZBE JOHN F & JEA						

BUILDING NOTES											

BUILDING DIMENSIONS											
FOP=[YR=1995] W9 DCK=[YR=1995] W28 PTR=W25 FUS=[YR=1993] W14 S34 E22 N10 W8 N24 \$ E25\$ S10 E7 N4 E14 S4 E7 BAS=[YR=1993] W7 N4 W14 S4 W7 S30 E28 N30\$ N10\$ S20 E3 DCK=[YR=2006] W3 S20 W27 N21 W3 S24 PTR=S10 E3 PST=[YR=1994] S19 E6 N19 PCP=[YR=1993] S19 W6 S21 E26 N40 W20\$ W6\$ W3 N10\$ E33 PTR=E20 DCK=[YR=1990] E20 N4 W20 BAS=[YR=2020] E20 N16 W15 S7 W5 UOP=[YR=1990] E5 N7 USP=[YR=2020] E15 S20 E5 N30 W20 S10\$ W5 DCK=[YR=1990] E5 N10 E20 N1 E3 R3 U3 N6 W24 DCK=[YR=2020] E18 N18 W18 S18\$ W7 S20\$ S7\$ S9\$ S4\$ W20\$ N23\$ N10 E6 N10\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DPTH FACT