



ELEMENT		CD		CONSTRUCTION	
Foundation	01	WOOD	FRAME	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	16	WD FR	STUC	100	
Roof Structur	03	GABLE/HIP	100		
Roof Cover	08	CLAY TILE	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	11	CLAY TILE	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	2.	2.	100		
Units		0	100		
Quality	04	ABOVE AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	4	MKT AREA	06		
NEIGHBORHOOD/LOC	122.200	1.40/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,976	100	1993	2,976	407,372
FGR	2,576	50	1993	1,288	176,309
FOP	16	30	1993	5	684
FOP	16	30	1993	5	684
FOP	248	30	1993	74	10,130
FOP	248	30	1993	74	10,130
FST	400	55	1993	220	30,115
TOTALS	6,480			4,642	635,424

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	4,642	155.3500	206.62	959,130	1989	1996	0	0	33.75	66.25
1 SINGLE FAM			100% - 2004	Heated Area: 2976			HX Base Yr 2004				

WAKULLA COUNTY PROPERTY				PAGE 1 of 2	3	
VALUATION BY				STANDARD		
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE				635,424		
TOTAL MARKET OB/XF VALUE				40,094		
TOTAL LAND VALUE - MARKET				120,000		
TOTAL MARKET VALUE				795,518		
SOH/AGL Deduction				297,338		
ASSESSED VALUE				498,180		
TOTAL EXEMPTION VALUE				50,000		
BASE TAXABLE VALUE				448,180		
TOTAL JUST VALUE				795,518		
NCON VALUE				3,298		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				759,716		
INCR EYB 1994-1996 HVAC OB23-485 CC 9/21/2023						
MM 5YR CK, DEMO/PU XFOBS 4/14/23						
5 YR PRCL CHK DEL XFOB LN 18,19						
20-27						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
OB23-000485	HVAC CHANGE OUT-C		09/21/2023			
2014535	DOCKS/SEAWALL	0	06/26/2014			
2009494	HVAC CHG OUT	0	06/12/2009			
024693	BLDG	0	02/15/1999			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0470/0563	1/10/2003	QC	U	I		100
GRANTOR: CONIGLIO MICHAEL J &						
GRANTEE: CONIGLIO MICHAEL J						
0470/0562	1/10/2003	WD	Q	I		480,000
GRANTOR: CONIGLIO MICHAEL J &						
GRANTEE: CONIGLIO MICHAEL J						
BUILDING NOTES						
BUILDING DIMENSIONS						
FOP=[YR=1993] W4 S62 BAS=[YR=1993] N62 W26 FOP=[YR=1993] E4 N4 W4 S4\$ W22 S62 FOP=[YR=1993] N62 W4 S62 E4\$ E48\$ E4 PTR=E10 FGR=[YR=1993] E26 FOP=[YR=1993] W4 S4 E4 N4\$ E22 N62 W28 S20 W20 FST=[YR=1993] E20 N20 W20 S20\$ S42\$ W10\$ N62\$.						

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	0330	BOAT SHED	0	100	36	16	SF	15.00	15.00	100	2014	2014	3	62	5,357	
2	0872	SEAWALL VI	0	100	0	0	LF	38.00	38.00	100	2014	2014	3	62	2,568	
3	0350	BOATDOCK A	0	100	31	6	SF	26.40	26.40	100	2014	2014	GD	62	3,044	
4	0350	BOATDOCK A	0	100	31	6	SF	26.40	26.40	100	2014	2014	GD	62	3,044	
5	0371	FLOATING D	0	100	40	12	SF	20.00	20.00	100	2014	2014	3	62	5,952	
6	0335	ALUMINUM W	0	100	15	4	SF	17.00	17.00	100	2014	2014	3	62	632	
7	0007	ELECTRIC L	0	100	0	0	UT	7,500.00	7,500.00	100	2014	2014	3	62	4,650	
8	0740	UNFINISH O	0	100	14	14	SF	11.00	11.00	100	2012	2012	3	78	1,682	
9	0960	SCREEN ROO	0	100	14	14	SF	21.00	21.00	100	2014	2014	3	82	3,375	
10	0380	BRICK PATI	0	100	0	0	SF	3.00	3.00	100	2013	2013	3	100	1,602	

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	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		R1	100.00	121.00	1.00	LT		1.00	1.00	1.00	120,000.00	120,000.00	120,000							

