



ELEMENT		CD		CONSTRUCTION	
Foundation	04	PILE	WOOD	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	12	CEDAR/CYPR		100	
Roof Structur	03	GABLE/HIP		100	
Roof Cover	12	MODULAR MT		100	
Interior Wall	05	DRYWALL		100	
Interior Floo	05	ASPH TILE		50	
Interior Floo	14	CARPET		50	
Heating Type	04	AIR DUCTED		100	
Air Condition	03	CENTRAL		100	
Bedrooms				3	100
Bathrooms				2.5	100
Story Height				0	100
Stories	2.5			2.5	100
Fireplace	01	FIREPLACE		100	
Units				0	100
Quality	03	AVERAGE			
DOR CODE	0401 TOWNHOUSE				
MAP NUM	4	MKT AREA	06		
NEIGHBORHOOD/LOC	148.00		1.20/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	662	100	1983	662	77,473
FOP	33	30	1983	10	1,170
FOP	87	30	1983	26	3,042
FOP	202	30	1983	61	7,139
FUS	110	100	1983	110	12,873
FUS	723	100	1983	723	84,612
PCP	724	10	1983	72	8,426
UST	104	45	1983	47	5,500
TOTALS	2,645			1,711	200,237

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0120	01	1,711	129.0000	139.32	238,377	1984	2010	0	0	16.00	84.00
1 TWNHSE 0% - 2024 Heated Area: 1495 HX Base Yr											
BLD DATE 08/07/2018 MMJT LGL DATE XF DATE 08/07/2018 MMJT LAND DATE 08/07/2018 MMJT INC DATE AG DATE											

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY STANDARD			
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		200,237	
TOTAL MARKET OB/XF VALUE		160	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		250,397	
SOH/AGL Deduction		0	
ASSESSED VALUE		250,397	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		250,397	
TOTAL JUST VALUE		250,397	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		203,986	
5YR CK NC MM			
COA PER WAK TCO			
2020 TRIM RET'D VACANT			
/HYATT			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
201072	DOCKS/SEAWALL	0	02/10/2010
20071078	REPLC DOORS	0	08/03/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1332/0570	10/05/2023	WD Q	Q	I	01	350,000
GRANTOR: RANCOURT VIRGINIA MAR						
GRANTEE: AMOS ADRIANNE R & J						
5500/2000	6/12/2020	WD Q	Q	I	01	236,000
GRANTOR: HYATT JUNE ELAINE						
GRANTEE: RANCOURT VIRGINIA M						

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	0250	ASPHALT AV	0	0	0	0		400.00 SF 2.00	2.00	100	1984	3	20	160	

BUILDING NOTES											
BUILDING DIMENSIONS BAS=[YR=1983] W7 S3 W11 PTR=N3 W10 FUS=[YR=1983] W7 FOP=[YR=1983] W11 S3 E11 N3\$ S3 W11 S39 FOP=[YR=1983] S6 E11 N3 E7 N3 W18\$ E18 N42\$ E10 S3\$ S36 FOP=[YR=1983] S12 PTR=S10 PCP=[YR=1983] S46 E14 UST=[YR=1983] E4 N26 W4 S26\$ N26 E4 N20 W18\$ N10\$ E11 N3 E7 N10 W7 S1 W11\$ E11 N1 E7 N38\$ PTR=E10 FUS=[YR=1983] S10 E11 N10 W11\$ W10\$.											

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	000810	C	TOWNHOUSE1	0			0.00	115.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							