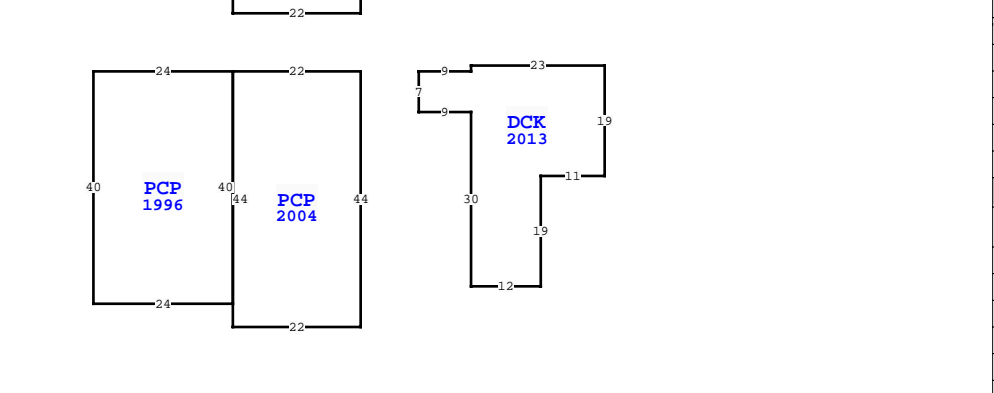




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	04	PILE WOOD 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	GALVALUM 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 50
Interior Floor	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		4 100
Bathrooms		3 100
Story Height		0 100
Stories	1.5	1.5 100
Units		0 100

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%	- 2020		Heated Area: 2360		HX Base Yr 2020					



** This building has 12 Sub-Areas

BLD DATE	07/08/2019	MMAK	LGL DATE	
XF DATE	07/08/2019	MMAK	LAND DATE	07/08/2019
INC DATE			AG DATE	

Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	4	MKT AREA	06		
NEIGHBORHOOD/LOC	159.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	1996	960	87,178
BAS	968	100	2004	968	87,905
DCK	96	10	1996	10	909
DCK	140	10	1996	14	1,271
DCK	140	10	1996	14	1,271
DCK	72	10	2004	7	636
DCK	728	10	2013	73	6,629
FOP	112	30	1996	34	3,087
FSP	140	55	1996	77	6,992
FUS	432	100	1996	432	39,230
TOTALS	5,716			2,782	252,635

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		252,635	
TOTAL MARKET OB/XF VALUE		21,433	
TOTAL LAND VALUE - MARKET		70,000	
TOTAL MARKET VALUE		344,068	
SOH/AGL Deduction		68,950	
ASSESSED VALUE		275,118	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		225,118	
TOTAL JUST VALUE		344,068	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		333,194	
ROOF OVER CC OB23-413 INCR EYB FROM 1998 - 2002 AN			
11811-000/2019 VALUES			
ADD HX &PORT FOR 2020-CARLSON PORTED FROM			
5 YR PRCL CH, CHG DIMEN XFOB LN 3			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB23-000413	ROOF OVER/METAL-C		08/14/2023
30608	ADDITN	0	08/06/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1361/0666	5/23/2024	WD	Q	I	01	762,000
GRANTOR: CARLSON SCOTT H						
GRANTEE: BAIAMONTE JOHN B						
1117/0161	7/09/2019	WD	Q	I	01	375,000
GRANTOR: BUYTENDORP FRANCISCUS						
GRANTEE: CARLSON SCOTT H & L						

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	0820	SEAWALL,WO	0	100	0	0		90.00	LF 34.00	34.00	100	1996	1996	3	20	612	
2	0005	ELEVATOR	0	100	0	0		1.00	UT 29,000.00	29,000.00	100	2004	2004	3	62	17,980	
3	0375	WOOD WALK	0	100	18	3		54.00	SF 15.00	15.00	100	2005	2005	3	24	194	
4	0371	FLOATING D	0	100	30	8		240.00	SF 20.00	20.00	100	2005	2005	3	24	1,152	
5	0130	FIRE PLACE	0	100	0	0		1.00	UT 1,300.00	1,300.00	100	1996	1996	3	53	689	
6	0130	FIRE PLACE	0	100	0	0		1.00	UT 1,300.00	1,300.00	100	2004	2004	3	62	806	

BUILDING NOTES									
<p>BUILDING DIMENSIONS</p> <p>DCK=[YR=2004] W18 FOP=[YR=1996] W10 DCK=[YR=1996] N10 W14 S10 E14\$ W18 S4 E24 BAS=[YR=1996] W24 DCK=[YR=1996] N4 W4 S24 E4 FSP=[YR=1996] W10 S14 E10 N14\$ N20\$ S40 E24 N40\$ BAS=[YR=2004] S44 E22 PTR=S10 PCP=[YR=2004] W22 PCP=[YR=1996] W24 S40 E24 N40\$ S44 E22 N44\$ N10\$ PTR=E10 S10 DCK=[YR=2013] S7 E9 S30 E12 N19 E11 N19 W23 S1 W9\$ N10 W10\$ N44 W22\$ E4 N4\$ S4 E18 N4 \$ PTR=E15FUS=[YR=1996] E24 S18 DCK=[YR=1996] S10 W14 N10 E14\$ W24 N18\$ W15\$.</p>									

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	DPTH 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			0.00	0.00	1.00	LT		1.00	1.00	1.00	70,000.00	70,000.00	70,000							