

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	05	PILE CONCR 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	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		3 100
Story Height		0 100
Stories	2.	2. 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%	2019								
Heated Area: 2462			HX Base Yr 2019								

Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	4	MKT AREA 06			
NEIGHBORHOOD/LOC	228.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,231	100	2006	1,231	137,831
DCK	240	10	2006	24	2,688
DCK	510	10	2021	51	5,710
FOP	187	30	2006	56	6,270
FUS	1,231	100	2006	1,231	137,831
PCP	1,590	10	2006	159	17,803
UOP	187	20	2006	37	4,143
UOP	240	20	2006	48	5,374
TOTALS	5,416			2,837	317,650

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			317,650
TOTAL MARKET OB/XF VALUE			27,250
TOTAL LAND VALUE - MARKET			30,000
TOTAL MARKET VALUE			374,900
SOH/AGL Deduction			114,047
ASSESSED VALUE			260,853
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			210,853
TOTAL JUST VALUE			374,900
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			369,703
VERIFIED FIELD WORK			
PRMT CH PU DCK2021 PU XFOB LN 4			
CORR VALUE TRANSFRD YEAR ON PORT SCREEN			
5 YR PRCL CHK PU XFOB LN 3			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000114	DECK-NOTES	0	02/18/2021
2005803	SFD/CO	0	06/10/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1079/0790	7/10/2018	WD Q	Q	I	01	340,000
GRANTOR: THOMAS MICHAEL H & KA						
GRANTEE: VOLLERSTEN CRAIG W						
0441/0010	4/16/2002	WD Q	Q	V		55,900
GRANTOR: WEST						
GRANTEE: THOMAS						

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	0005	ELEVATOR	0	100	0	1.00	UT	29,000.00	29,000.00	100	2006	2006	3	66	19,140	
2	0060	DECK WOOD	0	100	3	9.00	SF	5.00	5.00	100	2006	2006	3	30	14	
3	0080	4' CHAINLI	0	100	0	200.00	LF	13.00	13.00	100	2017	2017	3	76	1,976	
4	0210	CONCRETE D	0	100	40	1,200.00	SF	6.00	6.00	100	2019	2019	3	85	6,120	
TOTALS															27,250	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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			70.00	135.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							