

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	05	PILE CONCR 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 100
Bedrooms		4 100
Bathrooms		4.5 100
Story Height		0 100
Stories	1.	1. 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
0100	01	2,912	149.5000	142.02	413,562	2017	2017	0	0	6.00	94.00

1 SINGLE FAM 100% - 2022
 Heated Area: 2520
 HX Base Yr 2022

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	388,748		
TOTAL MARKET OB/XF VALUE	44,673		
TOTAL LAND VALUE - MARKET	120,000		
TOTAL MARKET VALUE	553,421		
SOH/AGL Deduction	56,218		
ASSESSED VALUE	497,203		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	447,203		
TOTAL JUST VALUE	553,421		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	493,148		
MM 5YR CK - PU XFOBS			
COA PER FORM 3547			
5 YR PRCL CH, PU NEW SFD, PU XFOB LN 1-2			
DEL FOB LN 1 (COUNTY OWNS SEAWALL)			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
16000494	SFD-CO	0	06/24/2016

QUALITY	DOR CODE	MAP NUM	NEIGHBORHOOD/LOC
03 AVERAGE	0100 SINGLE FAMILY	4 MKT AREA 06	381.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,260	100	2017	1,260	168,208
DCK	30	10	2017	3	400
FOP	30	30	2007	9	1,201
FOP	350	30	2017	105	14,017
FOP	350	30	2017	105	14,017
FUS	1,260	100	2017	1,260	168,208
PCP	1,610	10	2017	161	21,493
PTO	186	5	2017	9	1,201
TOTALS	5,076			2,912	388,748

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	0211	CONCRETE W	0	100	5	4			6.00	100	2017	2017	3	76	91	
2	0005	ELEVATOR	0	100	0	0	UT		29,000.00	100	2017	2017	3	88	25,520	
3	0125	MTL/VYL AC	0	100	0	0	LF		19.00	100	2020	2020	3	89	4,363	
4	0335	ALUMINUM W	0	100	16	3	SF		17.00	100	2020	2020	3	89	726	
5	0371	FLOATING D	0	100	20	10	SF		20.00	100	2020	2020	3	89	3,560	
6	0371	FLOATING D	0	100	20	8	SF		20.00	100	2020	2020	3	89	2,848	
7	0006	ELECTRIC L	0	100	0	0	UT		8,500.00	100	2020	2020	3	89	7,565	
8	0625	PORT WD UT	0	100	8	8	SF		0.00	100	2020	2020	3	89	0	

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1215/0533	6/18/2021	WD Q	Q	V	01	845,000

GRANTOR: ALBANO STEVEN & CORNE
 GRANTEE: SARKISIAN SCOTT & E
 0963/0490 2/21/2015 WD Q V 01 60,000
 GRANTOR: GULF VIEW SHORES, LLC
 GRANTEE: ALBANO STEVEN & COR

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	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	120,000.00	120,000.00	120,000							

BUILDING NOTES			
BLD DATE 02/15/2017 MMSR LGL DATE 02/15/2017 MMSR XF DATE 02/15/2017 MMSR AG DATE 02/15/2017 MMSR INC DATE			

BUILDING DIMENSIONS			
FOP=[YR=2017] W35 S10 E35 BAS=[YR=2017] W35 FOP=[YR=2007] W6 S5 PTR=S17 DCK=[YR=2017] S5 E6 N5 W6\$ N17\$ E6 N5\$ S36 PTR=W15 FUS=[YR=2017] N36 W35 FOP=[YR=2017] E35 N10 W35 S10\$ S36 E35\$ E15\$ E35 PTR=E10 PTO=[YR=2017] E6 PCP=[YR=2017] E35 N46 W35 S46\$ N31 W6 S31\$ W10\$ N36\$ N10 \$.			