

ELEMENT		CD	CONSTRUCTION		
Foundation	03	CONCR	STEM	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	04	SINGLE	SID	90	
Exterior Wall	19	COMMON	BRK	10	
Roof Structur	03	GABLE/HIP		100	
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL		80	
Interior Wall	06	CUST	PANEL	20	
Interior Floo	12	HARDWOOD		70	
Interior Floo	14	CARPET		30	
Heating Type	04	AIR	DUCTED	100	
Air Condition	03	CENTRAL		100	
Bedrooms		4		100	
Bathrooms		3.5		100	
Story Height		0		100	
Stories	2.	2.		100	
Units		0		100	
Quality	04	ABOVE AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	5	MKT AREA		10	
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,000	100	1999	2,000	186,804
DCK	144	10	1999	14	1,308
DCK	264	10	2009	26	2,428
FCP	432	25	1999	108	10,087
FEP	288	80	2000	230	21,483
FOP	108	30	1999	32	2,989
FOP	205	30	1999	62	5,791
FUS	1,025	100	1999	1,025	95,737
TOTALS	4,466			3,497	326,627

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,497	136.8900	130.05	454,785	1978	2000	0	0	28.18	71.82
1 SINGLE FAM 100% - 2021 Heated Area: 3255 HX Base Yr 2021											

WAKULLA COUNTY PROPERTY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	377,319		
TOTAL MARKET OB/XF VALUE	30,976		
TOTAL LAND VALUE - MARKET	46,500		
TOTAL MARKET VALUE	454,795		
SOH/AGL Deduction	0		
ASSESSED VALUE	454,795		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	404,795		
TOTAL JUST VALUE	454,795		
NCON VALUE	5,155		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	607,906		
FR 5YR CK 7/17/23; CH EXW & QUAL; PU AYB BLDG 2; I			
2021 HX APPLIED SUMNER			
XFOB LN 23.			
5 YR PRCL CK, CHG EXW, CODE XFOB LN 5, DEL			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
BN21-000093	GENERATOR-CC	0	04/16/2021
21000384	MECH	0	04/09/2021
20000559	RE-ROOF-CO	0	12/04/2020
20000557	MECH	0	06/16/2020
30523	REROOF	0	07/17/2003
024278	MECH	0	11/10/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1186/0534	12/30/2020	WD	Q	I	01	515,000
GRANTOR: GRUBBS WILLIAM & JENN						
GRANTEE: SUMNER JAMES WALTER						
0974/0032	6/11/2015	WD	Q	I	01	350,000
GRANTOR: DODSON WALTER COLTON						
GRANTEE: GRUBBS WILLIAM & JE						

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	0210	CONCRETE D	0	100	35	34	1,190.00	SF	6.00	6.00	100	1990	1990	3	20	1,428	
2	0150	FIRE PLACE	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	1980	1980	3	20	500	
3	0220	POOL VINYL	0	100	20	40	800.00	SF	60.00	60.00	100	1986	1986	3	40	19,200	
4	0250	ASPHALT AV	0	100	30	26	780.00	SF	2.00	2.00	100	2002	2002	3	20	312	
5	0955	PRIVACY FE	0	100	0	0	360.00	LF	15.00	15.00	100	2000	2000	3	0	0	
6	0055	PORTABLE C	0	100	26	24	624.00	SF	3.00	3.00	100	2005	2005	3	24	449	
7	0700	PORT BLDG	0	100	16	12	192.00	SF	8.00	8.00	100	2004	2004	3	62	952	
8	0250	ASPHALT AV	0	100	515	12	6,180.00	SF	2.00	2.00	100	2003	2003	3	21	2,596	
9	0210	CONCRETE D	0	100	20	16	320.00	SF	6.00	6.00	100	2002	2002	3	20	384	
24	0956	PRIVACY FE	0	100	0	0	24.00	LF	19.00	19.00	100	2024	2021	AV	93	424	

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	DPHT 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	6.20	AC		1.00	1.00	1.00	7,500.00	7,500.00	46,500							

ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	08	WOOD	FRAME	100	
Exterior Wall	08	WD ON	PLY	100	
Roof Structur	03	GABLE/HIP		100	
Roof Cover	12	MODULAR	MT	100	
Interior Wall	06	CUST	PANEL	50	
Interior Wall	07	NONE		50	
Interior Floo	03	CONC	FINSH	50	
Interior Floo	11	CLAY	TILE	50	
Heating Type	01	NONE		100	
Air Condition	02	WINDOW		100	
Bathrooms				0.5	100
Story Height				0	100
Stories	0			0	100
Units				0	100
Kitchen	FR	FAIR		100	
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	5	MKT AREA		10	
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	704	100	2008	704	36,982
PTO	154	5	2003	8	420
PTO	154	5	2003	8	420
UOP	220	20	2003	44	2,312
UST	112	45	2000	50	2,627
UST	336	45	2000	151	7,932
TOTALS	1,680			965	50,692

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2	POOL HSE	100%	- 2021		58,267	2008	2012	0	0	13.00	87.00	Heated Area: 704 HX Base Yr 2021	

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 2 of 2	
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			377,319
TOTAL MARKET OB/XF VALUE			30,976
TOTAL LAND VALUE - MARKET			46,500
TOTAL MARKET VALUE			454,795
SOH/AGL Deduction			0
ASSESSED VALUE			454,795
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			404,795
TOTAL JUST VALUE			454,795
NCON VALUE			5,155
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			607,906

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1186/0534	12/30/2020	WD Q	Q	I	01	515,000
GRANTOR: GRUBBS WILLIAM & JENN						
GRANTEE: SUMNER JAMES WALTER						
0974/0032	6/11/2015	WD Q	Q	I	01	350,000
GRANTOR: DODSON WALTER COLTON						
GRANTEE: GRUBBS WILLIAM & JE						

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
25	0209	CONCRETE P	0	100	0	1,056.00	SF	8.00	8.00	100	2024	2007	AV	30	2,534	
26	0209	CONCRETE P	0	100	28	504.00	SF	8.00	8.00	100	2024	2007	AV	30	1,210	
27	0209	CONCRETE P	0	100	20	340.00	SF	8.00	8.00	100	2024	2007	AV	30	816	
28	0620	WOOD UTL B	0	100	4	32.00	SF	6.00	6.00	100	2024	2020	AV	89	171	

TOTAL OB/XF													
4,731													

BUILDING NOTES													

BUILDING DIMENSIONS													
PTO=[YR=2003] W14 S11 E14 BAS=[YR=2008] W34 UOP=[YR=2003] E20 N11 W20 S11\$ PTO=[YR=2003] N11 W14 S11 E14\$ UST=[YR=2000] W14 S24 E14 N24\$ S24 E20 N8 E14 UST=[YR=2000] W14 S8 E14 N8\$ N16\$ N11\$.													

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV			