

ELEMENT		CD	CONSTRUCTION		
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	100	
Roof Structur	03	GABLE	HIP	100	
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL		100	
Interior Floor	07	VYL	PLANK	60	
Interior Floor	14	CARPET		40	
Heating Type	04	AIR	DUCTED	100	
Air Condition	03	CENTRAL		100	
Bedrooms				3 100	
Bathrooms				2 100	
Story Height				0 100	
Stories	1.			1. 100	
Units				0 100	
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	5	MKT AREA	10		
NEIGHBORHOOD/LOC	349.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,702	100	2017	1,702	170,531
FGR	504	50	2017	252	25,249
FOP	126	30	2017	38	3,807
FSP	189	55	2017	104	10,420
PTO	80	5	2017	4	400
TOTALS	2,601			2,100	210,409

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%	- 2018								
Heated Area: 1702						HX Base Yr 2018					
BLD DATE	11/28/2017	MMSR	LGL DATE	01/16/2007	JBHC						
XF DATE	11/28/2017	MMSR	LAND DATE								
INC DATE											

WAKULLA COUNTY PROPERTY				
VALUATION SUMMARY			PAGE 1 of 1	
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			210,409	
TOTAL MARKET OB/XF VALUE			12,401	
TOTAL LAND VALUE - MARKET			65,000	
TOTAL MARKET VALUE			287,810	
SOH/AGL Deduction			88,434	
ASSESSED VALUE			199,376	
TOTAL EXEMPTION VALUE	HX HB		50,000	
BASE TAXABLE VALUE			149,376	
TOTAL JUST VALUE			287,810	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			275,587	
MM 5 YR CK, PU XFOBS				
SOH PORTED FROM DUVAL/2018/MILLER				
5 YR PRCL CH, PU NEW SFD & XFOB LN 1-3				
COA PER TCO				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
18000645	RELOCATE SHED-CO	0	06/14/2018	
17001074	SFD-CO	0	08/18/2017	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD	SALE PRICE
1033/0681	5/05/2017	WD U	V 30	21,900
GRANTOR: TUCKER DENNIS CARLTON				
GRANTEE: MILLER ROBERT D & D				
0695/0800	1/26/2007	QC Q	V 01	100
GRANTOR: POPPELL ANDREW DEAN &				
GRANTEE: MAGNOLIA PARK DEVEL				
BUILDING NOTES				
BUILDING DIMENSIONS				
BAS=[YR=2017] W13 S9 W21 N9 FSP=[YR=2017] S9 E21 N9 W15				
PTO=[YR=2017] E10 N8 W10 S8\$ W6\$ W28 S18 E21 FGR=[YR=2017]				
W21 S24 E21 N24\$ S18 E7 S3 E21 FOP=[YR=2017] W21 S6 E21 N6\$				
N5 E13 N34\$.				

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	124 12	1,488.00	SF	6.00	6.00	100	2017	2017	3	76	6,785	
2	0210	CONCRETE D	0 100	0 0	417.00	SF	6.00	6.00	100	2017	2017	3	76	1,902	
3	0211	CONCRETE W	0 100	56 4	224.00	SF	6.00	6.00	100	2017	2017	3	76	1,021	
4	0955	PRIVACY FE	0 100	0 0	187.00	LF	15.00	15.00	100	2019	2019	3	96	2,693	
5	0625	PORT WD UT	0 100	16 10	160.00	SF	0.00	0.00	100	2020	2020	3	89	0	

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	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							