

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	02	WOOD FRAME	100
Exterior Wall	05	HARDIE BRD	90
Exterior Wall	06	BD/BATTEN	10
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	70
Interior Floor	11	CLAY TILE	30
Heating Type	04	AIR DUCTED	100
Air Condition	03	CENTRAL	100
Bedrooms		4	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
BAS	1,760	100	2019
FGR	504	50	2019
FOP	100	30	2019
FOP	136	30	2019
OWH	132	100	2019
TOTALS	2,632		

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: 1892						HX Base Yr 2020					

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		244,834	
TOTAL MARKET OB/XF VALUE		13,239	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		323,073	
SOH/AGL Deduction		92,392	
ASSESSED VALUE		230,681	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		180,681	
TOTAL JUST VALUE		323,073	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		311,162	
ADD HX & PORT FOR 2020-TINARO			
5 YR PRCL CH, PU NEW SFD & XFOB LN 1-5			
2020 DR501R RECEIVED FROM CITRUS COUNTY			
2020 OUTGOING DR501T SENT TO CITRUS COUNTY			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000225	SHED	0	02/22/2019
18000481	SFD-CO	0	05/16/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1099/0037	1/25/2019	WD Q	Q	I	01	249,900
GRANTOR: M & R CONSTRUCTION &						
GRANTEE: TINARO NICHOLAS & C						
1099/0033	1/17/2019	QC U	V	V	11	100
GRANTOR: LEWIS PROPERTIES LLC						
GRANTEE: M & R CONSTRUCTION						

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	93	13		6.00	100	2018	2018	3	80	5,803	
2	0210	CONCRETE D	0	100	0	0		6.00	100	2018	2018	3	80	1,690	
3	0211	CONCRETE W	0	100	71	4		6.00	100	2019	2019	3	85	1,448	
4	0700	PORT BLDG	0	100	12	11		8.00	100	2019	2019	3	92	972	
5	0955	PRIVACY FE	0	100	0	0		15.00	100	2019	2019	3	96	3,326	

LAND DESCRIPTION																								
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				0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

BUILDING NOTES											
BLD DATE 03/19/2019 MMSR LGL DATE 01/16/2007 JBHC											
XF DATE 03/19/2019 MMSR LAND DATE											
INC DATE AG DATE											

BUILDING DIMENSIONS											
BAS=[YR=2019] W16 S8 W17 N8 FOP=[YR=2019] S8 E17 N8 W17\$ W17 N7 W16 S36 FGR=[YR=2019] S21 E24 N21 FOP=[YR=2019] S5 E20 N5 W20\$ W24\$ E44 S11 E4 N11 E12 OWH=[YR=2019] W12 S11 E12 N11\$ N29\$.											

TOTAL OB/XF											
13,239											