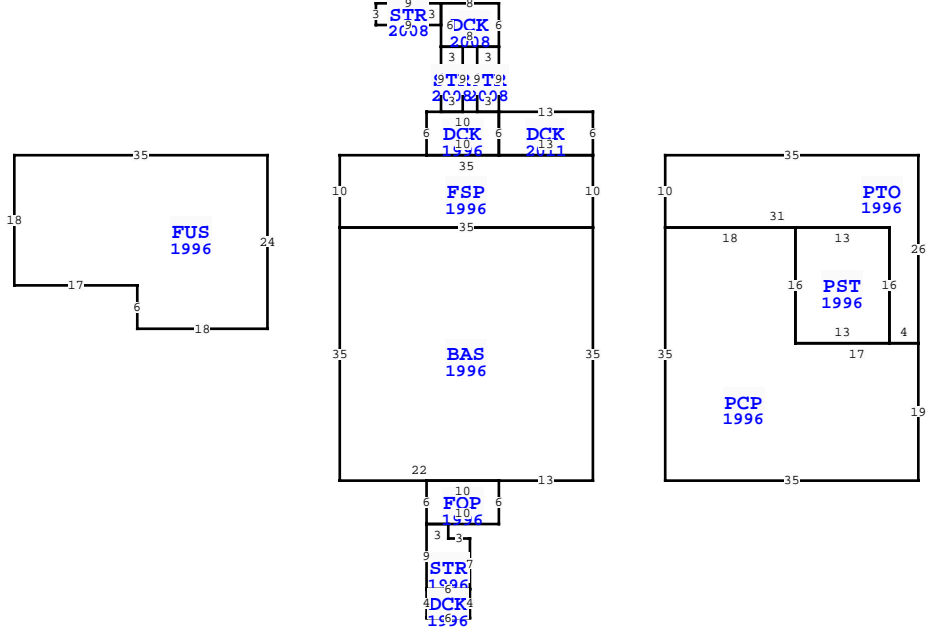


ELEMENT	CD	CONSTRUCTION
Foundation	04	PILE WOOD 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		2.5 100
Story Height		0 100
Stories	2.	2. 100
Units		0 100
Kitchen	GD	GOOD 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,355	182.2980	173.18	407,839	1995	2012	0	0	0	11.00	89.00		
1 SINGLE FAM 0% - 0														
Heated Area: 1963 HX Base Yr														



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,225	100	1996	1,225	188,810
DCK	24	10	1996	2	308
DCK	60	10	1996	6	925
DCK	48	10	2008	5	771
DCK	78	10	2011	8	1,233
FOP	60	30	1996	18	2,774
FSP	350	55	1996	192	29,593
FUS	738	100	1996	738	113,748
PCP	953	10	1996	95	14,642
PST	208	15	1996	31	4,778
TOTALS	4,287			2,355	362,977

** This building has 15 Sub-Areas

BLD DATE	02/11/2019	MMAK	LGL DATE	
XF DATE	02/11/2019	MMAK	LAND DATE	02/11/2019 MMAK
INC DATE			AG DATE	

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	0007	ELECTRIC L	0	0	0	0	1.00	UT	7,500.00	7,500.00	100	2004	2004	3	23	1,725	
2	0330	BOAT SHED	0	0	27	16	432.00	SF	15.00	15.00	100	2004	2004	3	23	1,490	
3	0375	WOOD WALK	0	0	57	5	285.00	SF	15.00	15.00	100	1987	1987	3	20	855	
4	0211	CONCRETE W	0	0	14	12	168.00	SF	6.00	6.00	100	1990	1990	3	20	202	

TOTAL OB/XF														4,272			
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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	000132	C	SFR RIVER	0			70.00	268.00	70.00	FF		1.00	1.00	1.00	1,650.00	1,650.00	115,500							

WAKULLA COUNTY PROPERTY				PAGE 1 of 1			
VALUATION SUMMARY				STANDARD			
VALUATION BY		Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE		362,977		TOTAL MARKET OB/XF VALUE		4,272	
TOTAL LAND VALUE - MARKET		115,500		TOTAL MARKET VALUE		482,749	
SOH/AGL Deduction		21,497		ASSESSED VALUE		461,252	
TOTAL EXEMPTION VALUE		0		BASE TAXABLE VALUE		461,252	
TOTAL JUST VALUE		482,749		NCON VALUE		0	
INCOME VALUE		0		PREVIOUS YEAR MKT VALUE		440,237	
LN 4, DEL XFOB LN 5 & 6				5 YR PRCL CH, CHG LAND CODE, FLOR, & DIM XFOB			
DEL XFOB LN 7-8				5 YR PRCL CH, PU FNDN & FRME, PU CORR TRAV,			
PERMIT NUM	DESCRIPTION	AMT	ISSUED				
21000657	REPAIR/RENO-CC	0	06/17/2021				
20000357	REPAIRS	0	05/13/2020				
19000386	DOCK REPAIRS	0	04/23/2019				
2007722	REROOF	0	05/15/2007				
31821	BOATSHED & LIFT	0	05/14/2004				
18951	N/A	0	10/07/1994				

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1212/0086	5/21/2021	WD Q	Q	I	01	549,900
GRANTOR: LEDFORD DARREL & BOBB						
GRANTEE: ROACH DAVID M & AMA						
1176/0389	10/08/2020	PR U	V	V	18	100
GRANTOR: PECK ANDREW WILLIAM S						
GRANTEE: PECK ANDREW WILLIAM						

BUILDING NOTES													
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BUILDING DIMENSIONS													
DCK=[YR=2011] W13 STR=[YR=2008] N9 DCK=[YR=2008] N6 W8 STR=[YR=2008] W9 S3 E9 N3\$ S6 STR=[YR=2008] S9 E3 N9 W3\$ E8 \$ W3 S9 E3\$ DCK=[YR=1996] W10 S6 E10 N6\$ S6 E13 FSP=[YR=1996] W35 PTR=W10 FUS=[YR=1996] W35 S18 E17 S6 E18 N24 \$ E10\$ S10 E35 BAS=[YR=1996] W35 S35 E22 FOP=[YR=1996] W10 S6 STR=[YR=1996] S9 DCK=[YR=1996] S4 E6 N4 W6\$ E6 N7 W3 N2 W3\$ E10 N6\$ E13 PTR=E10 PCP=[YR=1996] E35 N19 PTO=[YR=1996] N26 W35 S10 E31 PST=[YR=1996] W13 S16 E13 N16\$ S16 E4\$ W17 N16 W18 S35\$ W10\$ N35\$ N10\$ N6\$.													