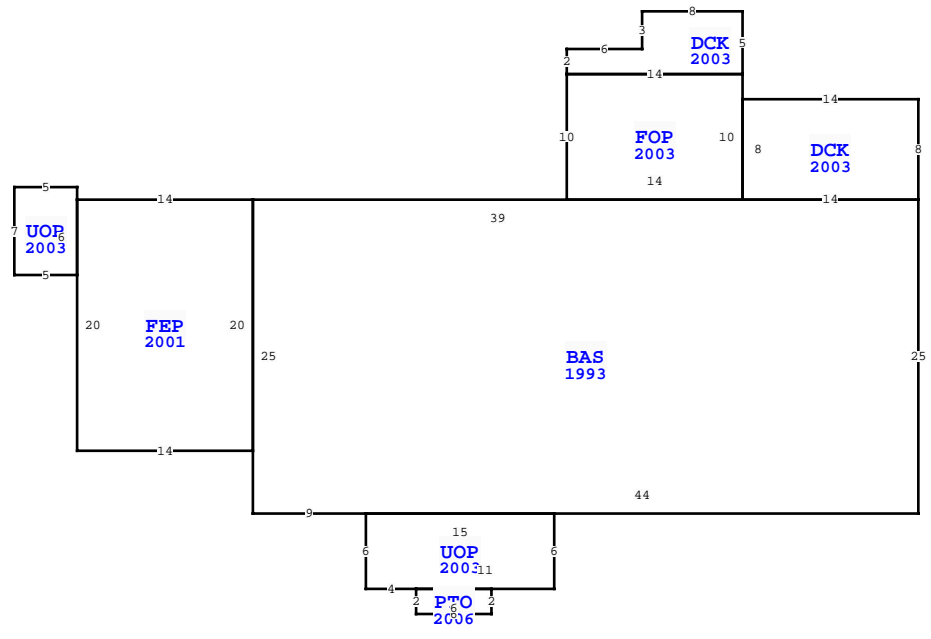


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
01	WOOD FRAME 100				
02	WOOD FRAME 100				
05	HARDIE BRD 90				
30	VINYL 10				
03	GABLE/HIP 100				
13	GALVALUM 100				
05	DRYWALL 100				
09	PINE WOOD 50				
14	CARPET 50				
04	AIR DUCTED 100				
03	CENTRAL 100				
	Bedrooms	2	100		
	Bathrooms	2	100		
	Story Height	0	100		
1.	Stories	1.	100		
	Units	0	100		
08	FAIR				
0100	SINGLE FAMILY				
1	MKT AREA		07		
000	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,325	100	1993	1,325	68,569
DCK	52	10	2003	5	259
DCK	112	10	2003	11	569
FEP	280	80	2001	224	11,592
FOP	140	30	2003	42	2,174
PTO	12	5	2006	1	52
UOP	35	20	2003	7	362
UOP	90	20	2003	18	931
TOTALS	2,046			1,633	84,508

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,633	104.7600	99.52	162,516	1950	1975	0	0	0	48.00	52.00
1 SINGLE FAM 0% - 2024 Heated Area: 1549 HX Base Yr												



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		84,508	
TOTAL MARKET OB/XF VALUE		11,671	
TOTAL LAND VALUE - MARKET		15,000	
TOTAL MARKET VALUE		111,179	
SOH/AGL Deduction		0	
ASSESSED VALUE		111,179	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		111,179	
TOTAL JUST VALUE		111,179	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		109,934	
5 YR PRCL CK, N/C			
XFOB LN 4-10, DEL XFOB LN 11-12			
QUAL, DEL SPCD, CHG BLDG CODE TO LIVABLE, PU			
5 YR PRCL CH, PU CORR TRAV, CORR EXW, RCVR,			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
16000120	ROOF OVER-CO	0	02/11/2016
20061528	ELEC SER FOR POOL	0	09/20/2006
20061472	SCREENROOM	0	09/08/2006
024900	SHIP	0	03/29/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1314/0809	6/01/2023	WD Q	Q	I	01	115,571
GRANTOR: TY TY SIGNS LLC						
GRANTEE: WALLACE CHRIS ALLEN						
0954/0726	10/30/2014	WD U	U	I	12	68,500
GRANTOR: ACCOUNTABLE INVESTMEN						
GRANTEE: TY TY SIGNS LLC						

EXTRA FEATURES		538 PORT LEON DR, ST MARKS															
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	0	0	0	240.00	SF	6.00	6.00	100	2003	2003	3	21	302	
2	0815	SCREEN POO	0	0	26	30	780.00	SF	15.00	15.00	100	2006	2006	3	66	7,722	
3	0210	CONCRETE D	0	0	22	24	528.00	SF	6.00	6.00	100	2003	2003	3	21	665	
4	0211	CONCRETE W	0	0	14	2	28.00	SF	6.00	6.00	100	2003	2003	3	21	35	
5	0060	DECK WOOD	0	0	12	12	144.00	SF	5.00	5.00	100	2006	2006	3	30	216	
6	0060	DECK WOOD	0	0	0	0	440.00	SF	5.00	5.00	100	2006	2006	3	30	660	
7	0211	CONCRETE W	0	0	34	3	102.00	SF	6.00	6.00	100	2006	2006	3	27	165	
8	0211	CONCRETE W	0	0	60	10	600.00	SF	6.00	6.00	100	2006	2006	3	27	972	
9	0211	CONCRETE W	0	0	9	36	324.00	SF	6.00	6.00	100	2006	2006	3	27	525	
10	0625	PORT WD UT	0	0	10	11	110.00	SF	6.00	6.00	100	2014	2014	3	62	409	

TOTAL OB/XF																								
11,671																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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			0.00	0.00	1.00	UT		1.00	1.00	1.00	15,000.00	15,000.00	15,000							

BUILDING NOTES			
BUILDING DIMENSIONS			
DCK=[YR=2003] W14 S8 E14 BAS=[YR=1993] W14 FOP=[YR=2003] N10 DCK=[YR=2003] N5 W8 S3 W6 S2 E14\$ W14 S10 E14\$ W39 FEP=[YR=2001] W14 UOP=[YR=2003] N1 W5 S7 E5 N6\$ S20 E14 N20\$ S25 E9 UOP=[YR=2003] S6 E4 PTO=[YR=2006] S2 E6 N2 W6\$ E11 N6 W15\$ E44 N25\$ N8\$.			

REVIEW DATE 08/20/2019 BY RTJT Total Acres: 0.54 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 04/01/2026 BY SYS																								
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