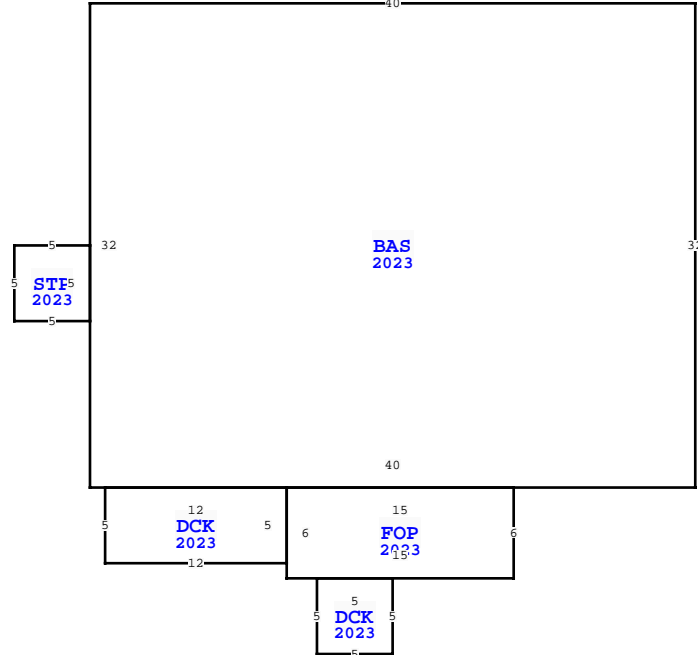


ELEMENT		CD	CONSTRUCTION
Foundation	04	PILE WOOD	100
Frame	02	WOOD FRAME	100
Exterior Wall	05	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	07	VYL PLANK	100
Ceiling	08	8 FT	100
Heating Type	13	HEAT PUMP	100
Air Condition	13	HEAT PUMP	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.100	
Units		0	100
Condition Adj	12	AVERAGE	100
Quality	03	AVERAGE	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM	1	MKT AREA	07
NEIGHBORHOOD/LOC	000	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,280	100	2023
DCK	25	10	2023
DCK	60	10	2023
FOP	90	30	2023
STP	25	10	2023
TOTALS	1,480		

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% - 2024		122.55	161,398	2023	2023	0	0	0.00	100.00
Heated Area: 1280 HX Base Yr 2017											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			168,772
TOTAL MARKET OB/XF VALUE			2,712
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			231,484
SOH/AGL Deduction			2,190
ASSESSED VALUE			229,294
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			179,294
TOTAL JUST VALUE			231,484
NCON VALUE			171,484
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			109,060
FR PRMT CK PU NCON, XFOBS, DEMO XFOBS 9/28/2023			
TO HX FOR 2021.			
ADD JOSEPH MCGUIRE AND SPOUSE-JESSE WALDEN			
5 YR PRCL CK, N/C			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OBN22-00045	SFD-CO	0	05/17/2023
OBN23-00006	DEMO SFD-CC	0	03/16/2023
20051288	ELECT REPR	0	08/23/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1080/0144	7/14/2018	WD	U	I	30	100
GRANTOR: LYNN WALTER ALBERT JR						
GRANTEE: LYNN WALTER ALBERT						
1001/0861	6/03/2016	WD	Q	I	01	82,500
GRANTOR: FRANKLIN JAMES & DAVI						
GRANTEE: LYNN WALTER ALBERT						

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
3	0080	4' CHAINLI	0	100	144	0			13.00	100	2024	2022		100	1,872	
4	0635	PORT MTL U	0	100	10	8			0.00	100	2024	2022		97	0	
5	0525	UTL BLD <1	0	100	10	10			0.00	100	2024	2022		97	0	
6	0955	PRIVACY FE	0	100	56	0			15.00	100	2024	2022		100	840	

BUILDING NOTES											
748 PORT LEON DR, ST MARKS											
BLD DATE 08/20/2019 RTJLT LGL DATE 08/20/2019 RTJLT											
XF DATE 08/20/2019 RTJLT LAND DATE 08/20/2019 RTJLT											
INC DATE AG DATE											
BUILDING DIMENSIONS											
BAS=[YR=2023;ORIG=20,20] E40 S32 W40 N32 \$											
DCK=[YR=2023;ORIG=21,52] E12 S5 W12 N5 \$											
FOP=[YR=2023;ORIG=33,52] E15 S6 W15 N6 \$											
DCK=[YR=2023;ORIG=35,58] E5 S5 W5 N5 \$											
STP=[YR=2023;ORIG=15,36] E5 S5 W5 N5 \$											

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			60.00	90.00	4.00	LT		1.00	1.00	1.00	15,000.00	15,000.00	60,000							

