

ELEMENT		CD	CONSTRUCTION		
Foundation	02	CONCR	SLAB	100	
Frame	20	WOOD	FRAME	100	
Exterior Wall	02	FACE	BRICK	90	
Exterior Wall	12	CEDAR	CYPR	10	
Roof Structur	03	GABLE	HIP	100	
Roof Cover	13	GALVALUM	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET	100		
Heating Type	04	AIR DUCTED	100		
Air Condition	03	CENTRAL	100		
Bedrooms			3	100	
Bathrooms			1.5	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	124.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,246	100	1993	1,246	79,346
FCP	228	25	1993	57	3,630
FOP	16	30	1993	5	319
UST	84	45	1993	38	2,420
TOTALS	1,574			1,346	85,714

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%	- 0		150,375	1978	1980	0	0	43.00	57.00
Heated Area: 1246 HX Base Yr											
BLD DATE	09/25/2017	MMJTT	LGL DATE	09/25/2017	MMJTT	AG DATE					
XF DATE	09/25/2017	MMJTT	LAND DATE	09/25/2017	MMJTT						
INC DATE											

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VALUATION SUMMARY				STANDARD	
VALUATION BY				Tax Group: 3	
BUILDING MARKET VALUE				85,714	
TOTAL MARKET OB/XF VALUE				2,989	
TOTAL LAND VALUE - MARKET				35,500	
TOTAL MARKET VALUE				124,203	
SOH/AGL Deduction				48,972	
ASSESSED VALUE				75,231	
TOTAL EXEMPTION VALUE				50,000	
BASE TAXABLE VALUE				25,231	
TOTAL JUST VALUE				124,203	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				125,320	
PU XFOBS.					
MM 5 YR CK, ADJ EYB 1978-1980 NEW HVAC,					
VALUES FROM 02057-000					
ADD HX/PORTED FOR 2019-MCGILVARY-LLOYD/2018					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
2009256	REROOF (MTL)	0	03/27/2009		
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V / I /	RSN CD	SALE PRICE
1072/0883	5/11/2018	WD U	I	30	52,000
GRANTOR: HORNE RACHEL MCGILVAR					
GRANTEE: MCGILVARY SARAH L					
0872/0878	2/27/2012	QC U	I	14	100
GRANTOR: MCGILVARY MYRTLE LIF					
GRANTEE: LLOYD SARAH M & HOR					
BUILDING NOTES					
BUILDING DIMENSIONS					
BAS=[YR=1993] W47 UST=[YR=1993] W12 S7 FCP=[YR=1993] S19 E12 N19W12\$ E12N7\$ S26 E14 FOP=[YR=1993] S2 E4 N4 W4 S2 \$ N2 E4 S4 E16 N2 E13 N26\$.					

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	0140	FIRE PLACE	0	100	0	0		1.00	UT	1,900.00	100	1988	1988	3	45	855
2	0620	WOOD UTL B	0	100	16	11		176.00	SF	6.00	100	2002	2002	3	20	211
3	0700	PORT BLDG	0	100	16	10		160.00	SF	8.00	100	2004	2004	3	62	794
4	0250	ASPHALT AV	0	100	129	9		1,161.00	SF	2.00	100	2004	2004	3	23	534
5	0630	METAL UTL	0	100	12	10		120.00	SF	8.00	100	2014	2014	3	62	595
6	0700	PORT BLDG	0	100	20	12		240.00	SF	0.00	100	2018	2018	3	90	0
7	0700	PORT BLDG	0	100	16	10		160.00	SF	0.00	100	2018	2018	3	90	0
TOTAL OB/XF 2,989																

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	100			211.00	205.00	1.00	LT		1.00	1.00	1.00	35,500.00	35,500.00	35,500							