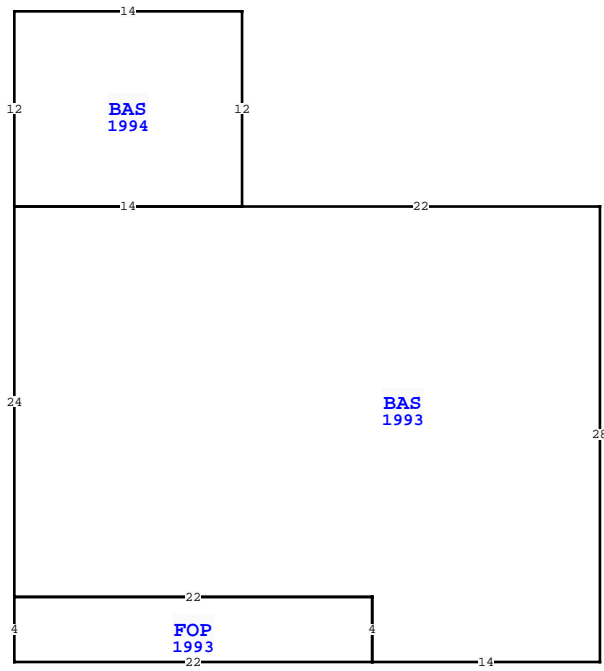


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	03	CONCR STEM	100
Frame	02	WOOD FRAME	100
Exterior Wall	06	BD/BATTEN	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	13	GALVALUM	100
Interior Wall	04	PLYWOOD	100
Interior Floo	12	HARDWOOD	80
Interior Floo	11	CLAY TILE	20
Heating Type	04	AIR DUCTED	100
Air Condition	03	CENTRAL	100
Bedrooms		2	100
Bathrooms		1	100
Story Height		0	100
Stories	1.	1.	100
Units		0	100
Quality	08	FAIR	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM	4	MKT AREA	03
NEIGHBORHOOD/LOC	75.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	920	100	1993
BAS	168	100	1994
FOP	88	30	1993
TOTALS	1,176		

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									Heated Area: 1088	HX Base Yr



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			52,761
TOTAL MARKET OB/XF VALUE			3,017
TOTAL LAND VALUE - MARKET			132,000
TOTAL MARKET VALUE			187,778
SOH/AGL Deduction			71,176
ASSESSED VALUE			116,602
TOTAL EXEMPTION VALUE	HX HB WX		55,000
BASE TAXABLE VALUE			61,602
TOTAL JUST VALUE			187,778
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			138,401
MM 5YR CK, DEMO DCK, DEMO XFOBS 5/9/23			
10,11			
5 YR PRCL CK, CHG FLOR1 TO 12, PU XFOB LN			
CODE XFOB LN 1 & 3,PU XFOB LN 9,CHG LAND CODE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000336	MECHANICAL	0	07/31/2020
2006572	DOCK	0	03/30/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1315/0407	4/18/2023	LD U		I	11	100
GRANTOR: LOBDILL KAREN MICHELL						
GRANTEE: BYCHINSKI IAN MICHA						
0314/0096	12/01/1997	QC U		I		100
GRANTOR: LOBDILL LESLIE E & KA						
GRANTEE:						

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	0055	PORTABLE C	0	100	20	18	360.00	SF	3.00	3.00	100	2003	2003	3	21	227	
2	0211	CONCRETE W	0	100	20	4	80.00	SF	6.00	6.00	100	1985	1985	3	20	96	
3	0055	PORTABLE C	0	100	20	20	400.00	SF	3.00	3.00	100	2002	2002	3	20	240	
4	0375	WOOD WALK	0	100	64	4	256.00	SF	15.00	15.00	100	2006	2006	3	27	1,037	
5	0350	BOATDOCK A	0	100	12	8	96.00	SF	26.40	26.40	100	2006	2006	GD	27	684	
8	0700	PORT BLDG	0	100	10	9	90.00	SF	8.00	8.00	100	1987	1987	3	44	317	
9	0940	OPEN SHED	0	100	20	10	200.00	SF	4.00	4.00	100	2012	2012	3	52	416	

TOTAL OB/XF														3,017										
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	100			80.00	258.00	80.00	FF		1.00	1.00	1.00	1,650.00	1,650.00	132,000							

BUILDING NOTES													
BAS=[YR=1993;ORIG=0,0] W22 W14 S24 E22 S4 E14 N28 \$ BAS=[YR=1994;ORIG=-22,0] N12 W14 S12 E14 \$ FOP=[YR=1993;ORIG=-36,24] S4 E22 N4 W22 \$													

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	100			80.00	258.00	80.00	FF		1.00	1.00	1.00	1,650.00	1,650.00	132,000							