



ELEMENT		CD	CONSTRUCTION		
Foundation	05	PILE CONCR	100		
Frame	02	WOOD FRAME	100		
Exterior Wall	30	VINYL	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	12	MODULAR MT	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	07	VYL PLANK	100		
Heating Type	04	AIR DUCTED	100		
Air Condition	03	CENTRAL	100		
Bedrooms		3	100		
Bathrooms		3	100		
Story Height		0	100		
Stories	1.	1.	100		
Units		0	100		
Quality	03	AVERAGE			
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,316	100	2020	1,316	160,075
DCK	9	10	2020	1	121
DCK	40	10	2020	4	487
DCK	120	10	2020	12	1,460
DCK	280	10	2020	28	3,406
FSP	280	55	2020	154	18,733
OWH	560	100	2020	560	68,117
PCP	2,156	10	2020	216	26,273
TOTALS	4,761			2,291	278,672

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,291	132.0000	125.40	287,291	2020	2020	0	0	3.00	97.00

  

WAKULLA COUNTY PROPERTY		PAGE 1 of 2		
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	278,672			
TOTAL MARKET OB/XF VALUE	35,572			
TOTAL LAND VALUE - MARKET	132,000			
TOTAL MARKET VALUE	446,244			
SOH/AGL Deduction	14,354			
ASSESSED VALUE	431,890			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	431,890			
TOTAL JUST VALUE	446,244			
NCON VALUE	0			
INCOME VALUE	0			
PREVIOUS YEAR MKT VALUE	392,627			
5 YR PRCL CK, PU XFOB LN 10-13				
1 & 2, PU XFOB LN 3-9, DEL XFOB LN 14-16				
5 YR PRCL CK, PU NEW SFD, CHG DIM ON XFOB LN				
BLDG DUE TO HURRICANE MICHAEL DAMAGE				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
20000403	REPAIR-CO	0	05/19/2020	
19000896	SFD-CO	0	06/12/2019	
19000445	DEMO-CO	0	04/09/2019	
15000098	REPLACE WINDOWS	0	02/24/2015	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q U / V I / RSN CD	SALE PRICE
1116/0197	6/28/2019	QC U	V 30	100
GRANTOR: CLIFFORD E BURNS JR				
GRANTEE: BURNS CLIFFORD E &				
0672/0840	8/25/2006	WD Q	I 01	100
GRANTOR: BURNS WILLIAMS				
GRANTEE: BURNS CLIFFORD E				
BUILDING NOTES				
BUILDING DIMENSIONS				
DCK=[YR=2020] W28 S10 E28 FSP=[YR=2020] W28 S10 E28				
DCK=[YR=2020] E3 N3 W3 S3\$ OWH=[YR=2020] W28 S20 E28				
BAS=[YR=2020] W28 S41 DCK=[YR=2020] N10 W4 S10 E4\$ S6 PTR=W15				
PCP=[YR=2020] N77 DCK=[YR=2020] N10 W12 S10 E12\$ W28 S77 E28\$ E15\$ E28 N47\$ N20\$ N10\$ N10\$.				

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	0080	4' CHAINLI	0	0	0	88.00	LF	13.00	13.00	100	1990	1990	3	20	229	
2	0330	BOAT SHED	0	0	22	286.00	SF	15.00	15.00	100	1998	1998	3	20	858	
3	0009	DUMBWAITER	0	0	0	1.00	UT	10,000.00	10,000.00	100	2020	2020	3	94	9,400	
4	0211	CONCRETE W	0	0	0	1.00	SF	6.00	6.00	100	2020	2020	3	89	5	
5	0060	DECK WOOD	0	0	4	16.00	SF	5.00	5.00	100	2020	2020	3	97	78	
6	0060	DECK WOOD	0	0	9	36.00	SF	5.00	5.00	100	2020	2020	3	97	175	
7	0080	4' CHAINLI	0	0	0	393.00	LF	13.00	13.00	100	2020	2020	3	89	4,547	
8	0610	VINYL UTL	0	0	14	140.00	SF	6.00	6.00	3	2020	2020	3	86	722	
9	0140	FIRE PLACE	0	0	0	1.00	UT	1,900.00	1,900.00	100	2020	2020	3	94	1,786	
10	0375	WOOD WALK	0	0	103	412.00	SF	15.00	15.00	100	2020	2020	3	89	5,500	
TOTALS										TOTAL OB/XF 23,300						

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	DPHT 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			80.00	228.00	80.00	FF		1.00	1.00	1.00	1,650.00	1,650.00	132,000							

TARPON SHORES SUB UNIT I  
 LOT 35  
 OR 52 P 784 OR 312 P 826

BURNS CLIFFORD E JR/BURNS BOBBIE JO  
 4464 KINGSLYNN ROAD  
 NICEVILLE, FL 32578

2024

02-6S-02W-033-03652-000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										WAKULLA COUNTY PROPERTY																																																															
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11	0350	BOATDOCK A	0 0	23	9	207.00	SF	24.00	24.00	100	2020	2020	3	89	4,422																																																																				
12	0007	ELECTRIC L	0 0	0	0	1.00	UT	7,500.00	7,500.00	100	2020	2020	3	89	6,675																																																																				
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REVIEW DATE 09/02/2020 BY MMJT Total Acres: 0.42 Total Land Value: 132,000 Market: 0 Agricultural: 0 Common: 132,000 PRINTED 05/06/2026 BY SYS																																																																																			