

ELEMENT		CD	CONSTRUCTION		
Foundation	02		CONCR	SLAB 100	
Frame	04		REIN CONC	100	
Exterior Wall	17		CB STUCCO	100	
Roof Structur	03		GABLE/HIP	100	
Roof Cover	05		CORG ASB	100	
Interior Wall	05		DRYWALL	100	
Interior Floo	07		VYL PLANK	70	
Interior Floo	14		CARPET	30	
Heating Type	04		AIR DUCTED	100	
Air Condition	03		CENTRAL	100	
Bedrooms				2 100	
Bathrooms				2.5 100	
Story Height				0 100	
Stories	2.			2. 100	
Units				0 100	
Quality	03		AVERAGE		
DOR CODE	0400		CONDOMINIA		
MAP NUM	4		MKT AREA	03	
NEIGHBORHOOD/LOC	33.00		1.25/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	1992	720	69,195
FGR	720	50	1992	360	34,597
FOP	320	30	1992	96	9,226
FOP	528	30	1992	158	15,185
FOP	632	30	1992	190	18,260
FUS	720	100	1992	720	69,195
STP	208	10	1992	21	2,018
TOTALS	3,848			2,265	217,676

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1 CONDO		100% - 2023									
Heated Area: 1440						HX Base Yr 2023					

40 40 40 40

FOP 1992 FGR 1992

8 18 8 18

26 26

STP 1992

40 40 40 40

BAS 1992

8 18 8 18

26 26

FOP 1992

26 40 40 40

FUS 1992

8 18 8 18

26 26

FOP 1992

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			217,676
TOTAL MARKET OB/XF VALUE			637
TOTAL LAND VALUE - MARKET			0
TOTAL MARKET VALUE			218,313
SOH/AGL Deduction			61,279
ASSESSED VALUE			157,034
TOTAL EXEMPTION VALUE	HX HB SX		100,000
BASE TAXABLE VALUE			57,034
TOTAL JUST VALUE			218,313
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			221,143
5YR CK NC MM			
PORT FROM LEE - CODDINGTON			
MAILED THANK YOU LETTER			
FROM HOMESTEADED PROPERTY			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
16001227	MECH	0	12/07/2016
2008993	RAISE ELEC METERS	0	12/03/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1294/0735	12/13/2022	WD	Q	I	01	255,000
GRANTOR: SCANLON DEBRA J & JOI						
GRANTEE: CODDINGTON DALE E,						
1269/0794	6/17/2022	DC	U	I	30	100
GRANTOR: JOINER JACKSON B & AN						
GRANTEE: JOINER JACKSON B ES						

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	0130	FIRE PLACE	0	100	0	1.00	UT	1,300.00	1,300.00	100	1992	1992	3	49	637	

BLD DATE		08/08/2018	MMSR	LGL DATE	08/08/2018	MMSR
XF DATE	08/08/2018	MMSR	AG DATE	08/08/2018	MMSR	
INC DATE						

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=1992] W18 S40 E18 FOP=[YR=1992] W18 N40 W8 PTR=W10											
FGR=[YR=1992] W18 S40 E18 STP=[YR=1992] W26 FOP=[YR=1992] E8											
N40 W8 S40\$ S8 E26 N8\$ N40\$ E10\$ S48 E26 PTR=E10											
POP=[YR=1992] E26 N8 W18 N40 E18FUS=[YR=1992] W18 S40 E18											
N40\$ N4 W26 S52\$ W10\$ N8\$ N40\$.											

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	000400	C	CONDO	100			0.00	0.00	1.00	UT		1.00	1.00	1.00	0.00	0.00	0							