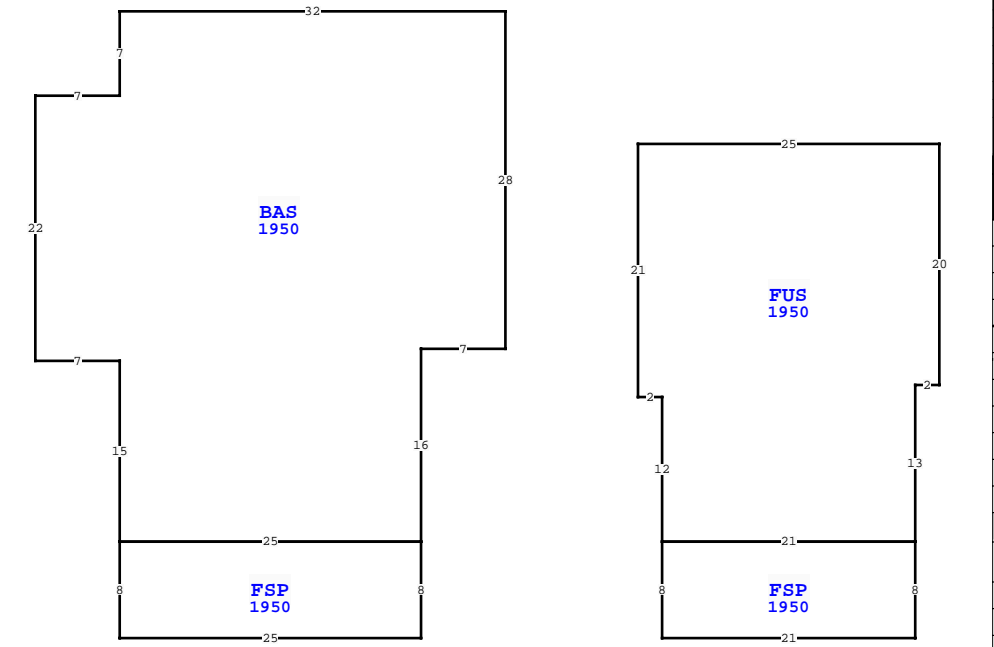


ELEMENT		CD	CONSTRUCTION	
Foundation	01	WOOD	FRAME	100
Frame	02	WOOD	FRAME	100
Exterior Wall	04	SINGLE	SID	100
Roof Structur	03	GABLE/HIP		100
Roof Cover	03	COMP	SHNGL	100
Interior Wall	02	WALL	BD/WD	100
Interior Floo	05	ASPH	TILE	100
Heating Type	02	CONVECTION		100
Air Condition	02	WINDOW		100
Bedrooms		4	100	
Bathrooms		2	100	
Story Height		0	100	
Stories	2.	2.	100	
Units		0	100	
Quality	08	FAIR		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM	5	MKT AREA	02	
NEIGHBORHOOD/LOC	000	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ MARKET VALUE
BAS	1,450	100	1950	1,450 33,222
FSP	168	55	1950	92 2,108
FSP	200	55	1950	110 2,520
FUS	775	100	1950	775 17,757
TOTALS	2,593			2,427 55,608

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,427	60.3000	57.28	139,019	1950	1950	0	0	60.00	40.00
1 SINGLE FAM 0% - 2024 Heated Area: 2225 HX Base Yr											



WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE				55,608	
TOTAL MARKET OB/XF VALUE				11,308	
TOTAL LAND VALUE - MARKET				70,000	
TOTAL MARKET VALUE				136,916	
SOH/AGL Deduction				0	
ASSESSED VALUE				136,916	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				136,916	
TOTAL JUST VALUE				136,916	
NCON VALUE				0	
INCOME VALUE				0	
PREVIOUS YEAR MKT VALUE				137,118	
DC OR 1310 P 391 SHEILA THIGPEN					
MM 5YR PRCL CK - CH BEDROOMS TO 4					
DC STEPHEN GREGG THIGPEN OR 1142 P 328					
XFOB LN 11					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
17001658	ELECTRIC	0	11/27/2017		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1326/0083	8/21/2023	OR U	U	I	30	100
GRANTOR: ESTATE OF SHEILA JANE						
GRANTEE: THIGPEN JULIA NAN						
0514/0634	11/26/2003	PR U	U	I		100
GRANTOR: PAULA O THOMAS PERS R						
GRANTEE: THIGPEN SHEILA O &						

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	0820	SEAWALL,WO	0	0	0	0	122.00	LF	34.00	34.00	100	1980	1980	3	20	830	
2	0630	METAL UTL	0	0	14	29	406.00	SF	8.00	8.00	100	2002	2002	3	20	650	
3	0630	METAL UTL	0	0	12	7	84.00	SF	8.00	8.00	100	2002	2002	3	20	134	
4	0950	METAL SHED	0	0	14	30	420.00	SF	8.00	8.00	100	2002	2002	3	20	672	
5	0140	FIRE PLACE	0	0	0	0	1.00	UT	1,900.00	1,900.00	100	1993	1993	3	50	950	
6	0375	WOOD WALK	0	0	4	31	124.00	SF	15.00	15.00	100	2002	2002	3	20	372	
7	0375	WOOD WALK	0	0	4	3	12.00	SF	15.00	15.00	100	2014	2014	3	62	112	
8	0350	BOATDOCK A	0	0	18	17	306.00	SF	24.00	24.00	100	2014	2014	3	62	4,553	
9	0350	BOATDOCK A	0	0	11	10	110.00	SF	24.00	24.00	100	2016	2016	3	72	1,901	
10	0375	WOOD WALK	0	0	21	5	105.00	SF	15.00	15.00	100	2016	2016	3	72	1,134	

TOTAL OB/XF												11,308												
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			0.00	0.00	1.00	LT		1.00	1.00	1.00	70,000.00	70,000.00	70,000							

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=1950] W32 S7 W7 S22 E7 S15 E25 FSP=[YR=1950] W25 S8 E25 N8\$ PTR=E20 FUS=[YR=1950] E21 N13 E2 N20 W25 S21 E2 S12\$ FSP=[YR=1950] S8 E21 N8 W21\$ W20\$ N16 E7 N28\$.											

REVIEW DATE 05/05/2022 BY MMLH Total Acres: 0.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 04/22/2026 BY SYS																								
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