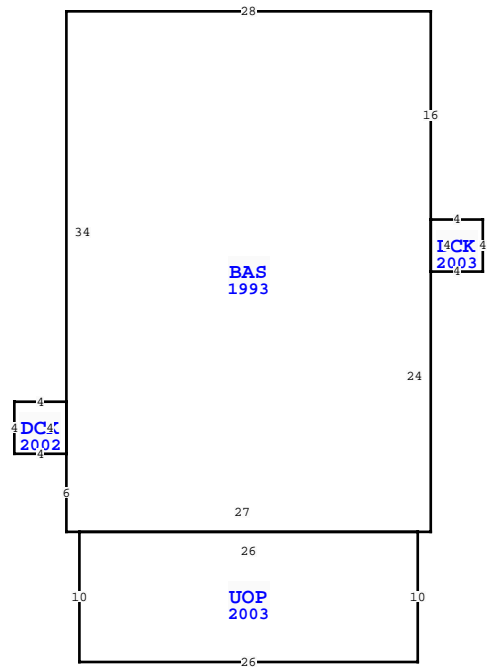


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	01	WOOD FRAME	100
Frame	02	WOOD FRAME	100
Exterior Wall	04	SINGLE SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	100
Interior Wall	02	WALL BD/WD	100
Interior Floor	09	PINE WOOD	100
Heating Type	04	AIR DUCTED	100
Air Condition	03	CENTRAL	100
Bedrooms		2	100
Bathrooms		1	100
Story Height		0	100
Stories	1.	1.	100
Units		0	100
Quality	02	BELOW AVERAGE	
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
BAS	1,120	100	1993
DCK	16	10	2002
DCK	16	10	2003
UOP	260	20	2003
TOTALS	1,412		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,176	73.1000	69.44	81,661	1955	1955	0	0	60.00	40.00		
1 SINGLE FAM 0% - 2024 Heated Area: 1120 HX Base Yr													



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			32,664
TOTAL MARKET OB/XF VALUE			892
TOTAL LAND VALUE - MARKET			11,250
TOTAL MARKET VALUE			44,806
SOH/AGL Deduction			0
ASSESSED VALUE			44,806
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			44,806
TOTAL JUST VALUE			44,806
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			44,246
DEATH CERT ATTACHED FOR PREVIOUS OWNERS			
CHANGE NAME FROM DAVIS TO DAVID PER DEED			
2023 TRM RTND, UTF			
JS, 5 YR CK, NC.			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
022054	N/A	0	03/27/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1344/0182	7/12/2023	SA	U	I	30	100
GRANTOR: ESTATE OF WILLIAM EDG						
GRANTEE: MATTHEWS BRIDGET						
1292/0220	11/22/2022	QC	U	I	11	100
GRANTOR: MATTHEWS BRIDGET						
GRANTEE: NICHOLS ROGER DALE						

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	0700	PORT BLDG	0	0	8	10			8.00	100	1994	1994	3	51	326	
2	0700	PORT BLDG	0	0	12	10			8.00	100	2002	2002	3	59	566	

BLD DATE		08/23/2018	MMJT	LGL DATE	08/23/2018	MMJT
XF DATE		08/23/2018	MMJT	LAND DATE	08/23/2018	MMJT
INC DATE				AG DATE		

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=1993] W28 S34 DCK=[YR=2002] N4 W4 S4 E4\$ S6 E27													
UOP=[YR=2003] W26 S10 E26 N10\$ E1 N24 DCK=[YR=2003] S4 E4 N4 W4\$ N16\$.													

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	000100	C	SFR	0			0.00	0.00	1.50	AC		1.00	1.00	1.00	7,500.00	7,500.00	11,250							