

SURF BLK B LOTS 4,5 & 17  
AND W 1/2 OF LOT 16  
OR 44 P 39 OR 171 P 861

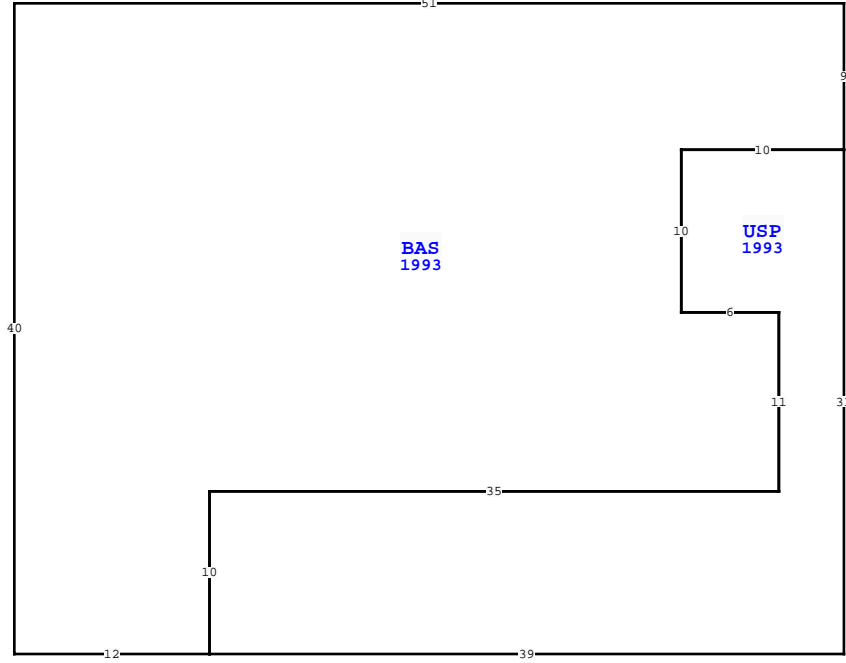
PIERCE JAMES R/PIERCE CHRISTINE W  
35 ELM CT  
HIGHLANDS, NC 28741

2024

03-6S-02W-035-03726-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	01	WOOD FRAME	100
Frame	02	WOOD FRAME	100
Exterior Wall	07	ASB SHNGLE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	13	GALVALUM	80
Roof Cover	01	MINIMUM	20
Interior Wall	02	WALL BD/WD	100
Interior Floo	09	PINE WOOD	100
Heating Type	03	FORCED AIR	100
Air Condition	03	CENTRAL	100
Bedrooms		3	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	4	MKT AREA	03
NEIGHBORHOOD/LOC	35.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,506	100	1993
USP	534	40	1993
TOTALS	2,040		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,720	72.0800	68.48	117,786	1945	1951		0	60.00	40.00
1 SINGLE FAM 0% - 0 Heated Area: 1506 HX Base Yr											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			47,114
TOTAL MARKET OB/XF VALUE			5,453
TOTAL LAND VALUE - MARKET			207,500
TOTAL MARKET VALUE			260,067
SOH/AGL Deduction			68,239
ASSESSED VALUE			191,828
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			191,828
TOTAL JUST VALUE			260,067
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			254,858
COA PER NCOA REPORT			
INCR EYB 1945-1951 FOR ROOF AND HVAC			
5 YR PRCL CK, CORRECT ROOF COVER, HVAC			
5 YR PRCL CK, N/C			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001142	ELECTRIC	0	08/06/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0500/0072	8/18/2003	WD	U	I		220,000
GRANTOR: WOODALL WILLIAM FRUIT						
GRANTEE: PIERCE JAMES R & CH						
0500/0071	8/18/2003	QC	U	I		100
GRANTOR: WOODALL WILLIAM FRUIT						
GRANTEE: PIERCE JAMES R & CH						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0130	FIRE PLACE	0	0	0	1.00	UT	1,300.00	1,300.00	100	1980
2	0950	METAL SHED	0	0	0	300.00	SF	8.00	8.00	100	1980
3	0630	METAL UTL	0	0	43	903.00	SF	8.00	8.00	100	1980
4	0350	BOATDOCK A	0	0	16	160.00	SF	26.40	26.40	100	1987
5	0375	WOOD WALK	0	0	100	400.00	SF	15.00	15.00	100	1987
6	0375	WOOD WALK	0	0	40	160.00	SF	15.00	15.00	100	1997
7	0620	WOOD UTL B	0	0	0	619.00	SF	6.00	6.00	100	1980

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
1	000132	C	SFR RIVER	0			50.00	150.00	2.00	LT	1.00
2	000000	C	VAC RES	0			50.00	150.00	1.00	LT	1.00

BUILDING NOTES						
BAS=[YR=1993] W51 S40 E12 USP=[YR=1993] E39 N31 W10 S10 E6 S11 W35 S10 \$ N10 E35 N11 W6 N10 E10 N9\$ .						

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	0			50.00	150.00	2.00	LT	1.00	1.00	1.00	1.00	100,000.00	100,000.00	200,000							
2	000000	C	VAC RES	0			50.00	150.00	1.00	LT	1.00	1.00	1.00	1.00	7,500.00	7,500.00	7,500							