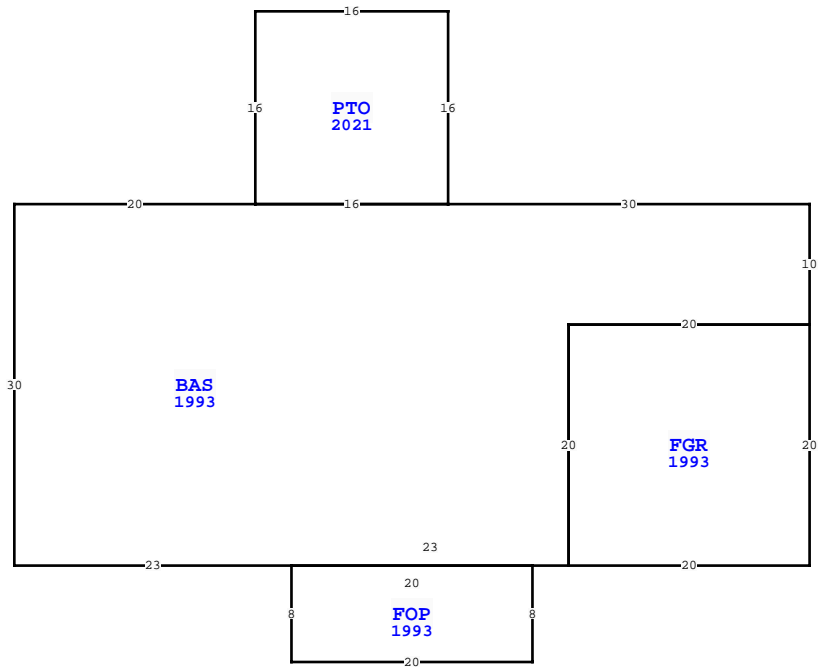




ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
03	CONCR STEM 100				
02	WOOD FRAME 100				
08	WD ON PLY 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
08	SHT VINYL 50				
14	CARPET 50				
09	9 FT 100				
13	HEAT PUMP 100				
13	HEAT PUMP 100				
	3 100				
	2 100				
	0 100				
1.	1. 100				
	0 100				
13	GOOD 100				
03	AVERAGE				
0100	SINGLE FAMILY				
1	MKT AREA	09			
000	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,580	100	1993	1,580	132,109
FGR	400	50	1993	200	16,723
FOP	160	30	1993	48	4,013
PTO	256	5	2021	13	1,087
TOTALS	2,396			1,841	153,932

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100% - 2023			213,795	1983	1995	0	0	28.00	72.00
Heated Area: 1580 HX Base Yr 2023											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	153,932		
TOTAL MARKET OB/XF VALUE	11,995		
TOTAL LAND VALUE - MARKET	36,975		
TOTAL MARKET VALUE	202,902		
SOH/AGL Deduction	0		
ASSESSED VALUE	202,902		
TOTAL EXEMPTION VALUE	HX HB 50,000		
BASE TAXABLE VALUE	152,902		
TOTAL JUST VALUE	202,902		
NCON VALUE	60		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	230,327		
FR 5YR CK 9/27/23; DEMO MH, PU NEW TRAV; +/- XFOB			
22 PORT TO GILCHRIST - COURTNEY			
5YR CK JS PU PTO IN NEW TRAV			
MAILED THANK YOU LETTER			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001292	REROOF-CO	0	09/17/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1277/0379	7/31/2022	WD Q	Q	I	01	320,000
GRANTOR: COURTNEY JAMES THATCH						
GRANTEE: KUBANCEK DALE ALBER						
0826/0475	5/18/2010	WD U	U	I	30	100
GRANTOR: COURTNEY JAMES THATCH						
GRANTEE: COURTNEY JAMES THAT						

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	0520	WORK SHOP	0 100	24	40	960.00	SF	12.00	12.00	100	1987	1987	3	20	2,304	
2	0700	PORT BLDG	0 100	12	20	240.00	SF	8.00	8.00	100	1990	1990	3	47	902	
3	0770	PUMP HOUSE	0 100	4	4	16.00	SF	5.00	5.00	100	1983	1983	3	0	0	
4	0211	CONCRETE W	0 100	5	12	60.00	SF	6.00	6.00	100	1991	1991	3	20	72	
5	0211	CONCRETE W	0 100	24	4	96.00	SF	6.00	6.00	100	1991	1991	3	20	115	
6	0030	BARN, POLE	0 100	0	0	2,075.00	SF	9.00	9.00	100	1991	1991	3	20	3,735	
7	0170	GARAGE UNF	0 100	25	15	375.00	SF	25.00	25.00	100	1991	1991	3	48	4,500	
9	0700	PORT BLDG	0 100	8	10	80.00	SF	8.00	8.00	100	1991	1991	3	48	307	
10	0060	DECK WOOD	0 100	6	10	60.00	SF	5.00	5.00	100	2024	1993	AV	20	60	

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	100			0.00	0.00	4.93	AC		1.00	1.00	1.00	7,500.00	7,500.00	36,975							

BUILDING NOTES											
BAS=[YR=1993;ORIG=0,0] W30 W16 W20 S30 E23 E23 N20 E20 N10 \$											
FGR=[YR=1993;ORIG=-20,30] E20 N20 W20 S20 \$											
PTO=[YR=2021;ORIG=-30,0] N16 W16 S16 E16 \$											
POP=[YR=1993;ORIG=-43,30] S8 E20 N8 W20 \$											

LAND DESCRIPTION																								
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	100			0.00	0.00	4.93	AC		1.00	1.00	1.00	7,500.00	7,500.00	36,975							