

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	02	WOOD FRAME	100
Exterior Wall	05	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	70
Interior Floor	12	HARDWOOD	30
Heating Type	04	AIR DUCTED	100
Air Condition	03	CENTRAL	100
Bedrooms		4	100
Bathrooms		2	100
Story Height		0	100
Stories	1.5	1.5	100
Units		0	100
Quality	03	AVERAGE	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM	2	MKT AREA	10
NEIGHBORHOOD/LOC	000	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	660	100	2000
BAS	759	100	2000
FDU	480	65	2001
FEP	264	80	2008
FGR	440	50	2000
FOP	472	30	2000
FUS	384	100	2000
OWH	693	100	2000
TOTALS	4,152		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,381	121.4000	115.33	389,931	2000	2000	0	0	23.00	77.00
1 SINGLE FAM 100% - 2001 Heated Area: 2707 HX Base Yr 2001											

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				300,247		
TOTAL MARKET OB/XF VALUE				5,911		
TOTAL LAND VALUE - MARKET				9,300		
TOTAL MARKET VALUE				315,458		
SOH/AGL Deduction				106,352		
ASSESSED VALUE				209,106		
TOTAL EXEMPTION VALUE				HX HB WX 55,000		
BASE TAXABLE VALUE				154,106		
TOTAL JUST VALUE				315,458		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				319,206		
5YR CK JS PU XFOB						
ADD WX FOR 2021-GERUS						
DC JAMES S GERUS OR 1177 P 373						
5 YR PRCL CHK CHG XFOB LN 1,2						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
2011303	RE-ROOF	0	05/11/2011			
027955	W/UTL	0	07/09/2001			
027775	SC/POR	0	05/14/2001			
026259	HSE	0	02/29/2000			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0386/0438	8/02/2000	WD	Q	I		165,000
GRANTOR: DANIEL A ZUBER CONST						
GRANTEE: GERUS JAMES S & LIN						
0367/0128	11/08/1999	WD	Q	V		19,900
GRANTOR: DANIEL A ZUBER CONST						
GRANTEE:						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2000] W25 S33 OWH=[YR=2000] N33 W21 FEP=[YR=2008] E20 N12 W22 S12 E2\$ BAS=[YR=2000] W22 PTR= N30 FUS=[YR=2000] E9 S8 E4 N8 E9 N16 W22 S16\$ S30\$ S30 E22 N30\$ S33 E21\$ E3 N3 E22 FOP=[YR=2000] W22 S3 W24 N3 W22 S8 E68 N8\$ N30\$ FGR=[YR=2000] S22 E20 N22 W20\$ PTR= N25 FDU=[YR=2001] N20 W24 S20 E24\$ S25\$.						

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	0051	CARPOT UN	0	100	18	20			360.00	SF	12.00	12.00	100	2001	2001	3	58	2,506	
2	0051	CARPOT UN	0	100	25	12			300.00	SF	12.00	12.00	100	2001	2001	3	58	2,088	
3	0130	FIRE PLACE	0	100	0	0			1.00	UT	1,300.00	1,300.00	100	2000	2000	3	57	741	
4	0700	PORT BLDG	0	100	10	8			80.00	SF	8.00	8.00	100	2001	2001	3	58	371	
5	0211	CONCRETE W	0	100	57	3			171.00	SF	6.00	6.00	100	2000	2000	3	20	205	

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	DPTH 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	1.24	AC		1.00	1.00	1.00	7,500.00	7,500.00	9,300							