



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	03	CONCR STEM 100
Frame	02	WOOD FRAME 100
Exterior Wall	08	WD ON PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	VYL PLANK 100
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		1.5 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
Quality	03	AVERAGE
DOR CODE	0100	SINGLE FAMILY
MAP NUM	2	MKT AREA 10
NEIGHBORHOOD/LOC	115.00	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,428	100
DCK	140	10
FOP	28	30
UGR	392	40
TOTALS	1,988	1,607

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,607	104.0000	98.80	158,772	1976	1980	0	0	43.00	57.00

1 SINGLE FAM 0% - 0 Heated Area: 1428 HX Base Yr

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			90,500
TOTAL MARKET OB/XF VALUE			1,553
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			142,053
SOH/AGL Deduction			15,066
ASSESSED VALUE			126,987
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			126,987
TOTAL JUST VALUE			142,053
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			140,222
FR PRMT CK, INCR EYB 1976-1980 DUE TO WINDOWS CHG			
JS 2022 5 YR CK NC			
5 YR PRCL CH, N/C			
EXW			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB23-000175	WINDOWS-CC	0	04/13/2023
15000442	RE-ROOF	0	05/20/2015
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD SALE PRICE
1379/0073	9/19/2024	WD Q	I 01 285,000
GRANTOR: COMER DENNIS R			
GRANTEE: WITTMER CHAD A			
0766/0897	8/13/2008	QC Q	I 01 100
GRANTOR: COMER JULIE W			
GRANTEE: COMER DENNIS R			
BUILDING NOTES			
BUILDING DIMENSIONS			
UGR=[YR=1993] W14 BAS=[YR=1993] W9 DCK=[YR=1993] N10 W14 S10 E14\$ W39 S32 E21 FOP=[YR=1993] E7 N4 W7 S4\$ N4 E27 N28\$ S28 E14 N28\$.			

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	0130	FIRE PLACE	0	0	0	0	1.00	UT	1,300.00	1,300.00	100	1980	1980	3	20	260	
2	0625	PORT WD UT	0	0	8	7	56.00	SF	6.00	6.00	100	1982	1982	3	20	67	
3	0620	WOOD UTL B	0	0	27	14	378.00	SF	6.00	6.00	100	1988	1988	3	20	454	
4	0955	PRIVACY FE	0	0	0	0	64.00	LF	15.00	15.00	100	2002	2002	3	0	0	
5	0055	PORTABLE C	0	0	20	18	360.00	SF	3.00	3.00	100	2003	2003	3	21	227	
6	0210	CONCRETE D	0	0	20	18	360.00	SF	6.00	6.00	100	2003	2003	3	21	454	
7	0955	PRIVACY FE	0	0	0	0	258.00	LF	15.00	15.00	100	2003	2003	3	0	0	
8	0211	CONCRETE W	0	0	18	4	72.00	SF	6.00	6.00	100	2003	2003	3	21	91	
TOTALS															1,553		

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	0		RR1	125.00	185.00	2.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	50,000							