

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	01	WOOD FRAME	100
Frame	02	WOOD FRAME	100
Exterior Wall	12	CEDAR/CYPR	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	13	GALVALUM	100
Interior Wall	05	DRYWALL	100
Interior Floo	07	VYL PLANK	50
Interior Floo	14	CARPET	50
Heating Type	01	NONE	100
Air Condition	02	WINDOW	100
Bedrooms		3	100
Bathrooms		2	100
Story Height		0	100
Stories	1.	1.	100
Units		0	100
Quality	03	AVERAGE	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM	5	MKT AREA	13
NEIGHBORHOOD/LOC	000	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,472	100	1986
DCK	200	10	1986
FOP	368	30	1986
TOTALS	2,040		

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%	- 2018								
Heated Area: 1472						HX Base Yr 2018					
BLD DATE	10/08/2018	MMJT	LGL DATE	10/08/2018	MMJT	AG DATE	10/08/2018	MMJT			
XF DATE	10/08/2018	MMJT	LAND DATE	10/08/2018	MMJT	AG DATE	10/08/2018	MMJT			
INC DATE											

WAKULLA COUNTY PROPERTY VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	98,282			
TOTAL MARKET OB/XF VALUE	2,216			
TOTAL LAND VALUE - MARKET	40,650			
TOTAL MARKET VALUE	141,148			
SOH/AGL Deduction	28,988			
ASSESSED VALUE	112,160			
TOTAL EXEMPTION VALUE	50,000			
BASE TAXABLE VALUE	62,160			
TOTAL JUST VALUE	141,148			
NCON VALUE	446			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	142,603			
2024 MM 5YR CK 08/08/2023 XFOB				
4-6. DEL XFOB LN 11, 12.				
5 YR PRCL CK, CHG CODE XFOB LN 1. PU XFOB LN				
COA PER USPS				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD	SALE PRICE
1052/0450	10/26/2017	WD Q	Q I 01	87,200
GRANTOR: LANGSTON WADE G, ET A				
GRANTEE: MORGAN DANIEL R & V				
0977/0736	8/09/2015	OD U	I 18	0
GRANTOR: LANGSTON JUNE LAVON E				
GRANTEE: LANGSTON WADE G, ET				
BUILDING NOTES				
BUILDING DIMENSIONS				
DCK=[YR=1986] W20 S10 E20 BAS=[YR=1986] W46 S32 E46				
FOP=[YR=1986] W46 S8 E46 N8\$ N32\$ N10\$.				

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
3	0055	PORTABLE C	0	100	20	18	360.00	SF	3.00	3.00	100	2003	2003	3	21	227	
4	0131	FIRE PLACE	0	100	0	0	1.00	UT	700.00	700.00	100	1986	1986	3	40	280	
5	0625	PORT WD UT	0	100	20	10	200.00	SF	6.00	6.00	100	2017	2017	3	76	912	
6	0055	PORTABLE C	0	100	14	11	154.00	SF	3.00	3.00	100	2017	2017	3	76	351	
13	0525	UTL BLD <1	0	100	8	8	64.00	SF	0.00	0.00	100	2024	2022		97	0	
14	0060	DECK WOOD	0	100	0	0	92.00	SF	5.00	5.00	100	2024	2020		97	446	
TOTALS															2,216		

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	100			0.00	0.00	5.42	AC		1.00	1.00	1.00	7,500.00	7,500.00	40,650							