

ELEMENT		CD		CONSTRUCTION	
Foundation	01	WOOD	FRAME	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	11	AVERAGE		100	
Roof Structur	03	GABLE/HIP		100	
Roof Cover	13	GALVALUM		100	
Interior Wall	02	WALL BD/WD		100	
Interior Floor	09	PINE WOOD		100	
Heating Type	04	AIR DUCTED		100	
Air Condition	03	CENTRAL		100	
Bedrooms		3	100		
Bathrooms		1	100		
Story Height		0	100		
Stories	1.	1.	100		
Units		0	100		
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	4	MKT AREA	03		
NEIGHBORHOOD/LOC	28.00	1.60/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	828	100	1993	828	87,898
BAS	440	100	1994	440	46,709
DCK	84	10	1993	8	850
DCK	160	10	1993	16	1,698
DCK	300	10	1993	30	3,185
FEP	330	80	1993	264	28,025
FUS	380	100	1993	380	40,339
PTO	100	5	1994	5	531
TOTALS	2,622			1,971	209,235

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%	- 2017		Heated Area: 1912					HX Base Yr 2017	

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				209,235		
TOTAL MARKET OB/XF VALUE				4,320		
TOTAL LAND VALUE - MARKET				155,000		
TOTAL MARKET VALUE				368,555		
SOH/AGL Deduction				186,179		
ASSESSED VALUE				182,376		
TOTAL EXEMPTION VALUE				HX HB SX 100,000		
BASE TAXABLE VALUE				82,376		
TOTAL JUST VALUE				368,555		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				340,546		
2021 SX RENEWAL COMPLETED						
EYB HAD ALREADY BEEN CHANGED - I DID NOT CHG.						
3, DEL XFOB LN 9, CHG RCVR & HTTP. SPCD &						
5 YR PRCL CK, CHG LAND CODE, CHG DIM XFOB LN						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
16000898	RE-ROOF-CO	0	09/12/2016			
021534	N/A	0	11/04/1996			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1008/0662	8/15/2016	WD Q	Q	I	01	260,000
GRANTOR: ORTH BARBARA M SUCCES						
GRANTEE: DE BLASIO MARY F						
0964/0222	3/05/2015	WD U	I	11		100
GRANTOR: MANER ELLEN R						
GRANTEE: ELLEN R MANER TRUST						
BUILDING NOTES						
BUILDING DIMENSIONS						
DCK=[YR=1993] W30 S10 E30 FEP=[YR=1993] W30 S11 E30 BAS=[YR=1993] W30 S24 E12 S6 E2 DCK=[YR=1993] S6 E14 N6 W14\$ E16 N30\$ BAS=[YR=1994] S22 E10 PTO=[YR=1994] S10 E10 N10 W10\$ E10 N22 W20\$ N11\$ N10\$ PTR= E30 DCK=[YR=1993] S8 E20 FUS=[YR=1993] W20 S19 E20 N19\$ N8 W20\$ W30\$.						

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	0770	PUMP HOUSE	0	100	0	16.00	SF	8.00	8.00	100	1980	1980	3	0	0	
2	0130	FIRE PLACE	0	100	0	1.00	UT	2,080.00	2,080.00	100	1980	1980	3	20	416	
3	0375	WOOD WALK	0	100	56	4	SF	24.00	24.00	100	1992	1992	3	20	1,075	
4	0350	BOATDOCK A	0	100	15	16	SF	38.40	38.40	100	1992	1992	3	20	1,843	
5	0700	PORT BLDG	0	100	10	14	SF	12.80	12.80	100	1998	1998	3	55	986	
6	0955	PRIVACY FE	0	100	0	0	LF	24.00	24.00	100	1999	1999	3	0	0	

TOTAL OB/XF												4,320												
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	000132	C	SFR RIVER	100			81.00	306.00	1.00	LT		1.00	1.00	1.00	155,000.00	155,000.00	155,000							

LAND DESCRIPTION		CD		CONSTRUCTION	
Foundation	01	WOOD	FRAME	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	11	AVERAGE		100	
Roof Structur	03	GABLE/HIP		100	
Roof Cover	13	GALVALUM		100	
Interior Wall	02	WALL BD/WD		100	
Interior Floor	09	PINE WOOD		100	
Heating Type	04	AIR DUCTED		100	
Air Condition	03	CENTRAL		100	
Bedrooms		3	100		
Bathrooms		1	100		
Story Height		0	100		
Stories	1.	1.	100		
Units		0	100		
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	4	MKT AREA	03		
NEIGHBORHOOD/LOC	28.00	1.60/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	828	100	1993	828	87,898
BAS	440	100	1994	440	46,709
DCK	84	10	1993	8	850
DCK	160	10	1993	16	1,698
DCK	300	10	1993	30	3,185
FEP	330	80	1993	264	28,025
FUS	380	100	1993	380	40,339
PTO	100	5	1994	5	531
TOTALS	2,622			1,971	209,235

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	0770	PUMP HOUSE	0	100	0	16.00	SF	8.00	8.00	100	1980	1980	3	0	0	
2	0130	FIRE PLACE	0	100	0	1.00	UT	2,080.00	2,080.00	100	1980	1980	3	20	416	
3	0375	WOOD WALK	0	100	56	4	SF	24.00	24.00	100	1992	1992	3	20	1,075	
4	0350	BOATDOCK A	0	100	15	16	SF	38.40	38.40	100	1992	1992	3	20	1,843	
5	0700	PORT BLDG	0	100	10	14	SF	12.80	12.80	100	1998	1998	3	55	986	
6	0955	PRIVACY FE	0	100	0	0	LF	24.00	24.00	100	1999	1999	3	0	0	

TOTAL OB/XF												4,320												
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	000132	C	SFR RIVER	100			81.00	306.00	1.00	LT		1.00	1.00	1.00	155,000.00	155,000.00	155,000							