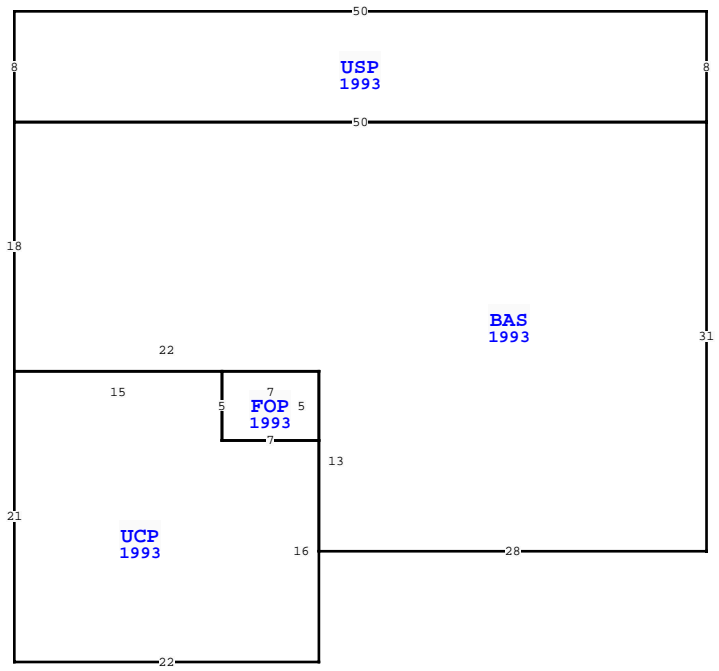


ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	03	MASONRY	100		
Exterior Wall	15	CONC	BLOCK	100	
Roof Structur	01	FLAT	100		
Roof Cover	04	BUILT-UP	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	10	LAMINATED	80		
Interior Floo	11	CLAY TILE	20		
Heating Type	04	AIR DUCTED	100		
Air Condition	03	CENTRAL	100		
Bedrooms		2	100		
Bathrooms		1	100		
Story Height		0	100		
Stories	1.	1.	100		
Units		0	100		
Quality	02	BELOW 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	1,264	100	1993	1,264	70,319
FOP	35	30	1993	10	556
UCP	427	20	1993	85	4,729
USP	400	40	1993	160	8,901
TOTALS	2,126			1,519	84,505

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,519	91.5025	139.08	211,263	1958	1958		0	0	60.00	40.00
1 SINGLE FAM 0% - 0 Heated Area: 1264 HX Base Yr												



WAKULLA COUNTY PROPERTY					
VALUATION SUMMARY			PAGE 1 of 2		
VALUATION BY			STANDARD		
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE			84,505		
TOTAL MARKET OB/XF VALUE			55,980		
TOTAL LAND VALUE - MARKET			155,000		
TOTAL MARKET VALUE			295,485		
SOH/AGL Deduction			5,913		
ASSESSED VALUE			289,572		
TOTAL EXEMPTION VALUE			0		
BASE TAXABLE VALUE			289,572		
TOTAL JUST VALUE			295,485		
NCON VALUE			0		
INCOME VALUE			0		
PREVIOUS YEAR MKT VALUE			263,247		
IN XFOB LNS 1&2					
PRMT CH FOR POOL & PAVERS CC 2/8/21 CHG DIMS					
5 YR PRCL CH, PU XFOB LN 13-14, DEL XFOB LN 15					
AMENDED TRIM MAILED					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
B22-001224	REPAIR DOCK	0	01/03/2023		
19000433	SWIMMING POOL	0	04/17/2019		
16001116	REPAIR	0	11/03/2016		
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V / I / CD	RSN	SALE PRICE
0932/0727	2/07/2014	FJ U	I	18	335,500
GRANTOR: CIRCUIT COURT FAMILY					
GRANTEE: WHEELER MARK ALAN					
0799/0290	6/25/2009	WD U	I	12	335,500
GRANTOR: GULF STATE COMMUNITY					
GRANTEE: WHEELER MARK A & KA					
BUILDING NOTES					
BUILDING DIMENSIONS					
USP=[YR=1993] W50 S8 E50 BAS=[YR=1993] W50 S18 UCP=[YR=1993] S21 E22 N16 FOP=[YR=1993] N5 W7 S5 E7\$ W7 N5 W15 \$ E22 S13 E28 N31\$ N8\$.					

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	0700	PORT BLDG	0	0	10	8	80.00	SF	12.80	12.80	100	1985	1985	3	35	358	
2	0375	WOOD WALK	0	0	34	4	136.00	SF	24.00	24.00	100	2004	2004	3	23	751	
3	0330	BOAT SHED	0	0	16	12	192.00	SF	24.00	24.00	100	2004	2004	3	23	1,060	
4	0872	SEAWALL VI	0	0	0	0	88.00	LF	60.80	60.80	100	2004	2004	3	23	1,231	
5	0007	ELECTRIC L	0	0	0	0	1.00	UT	12,000.00	12,000.00	100	2004	2004	3	23	2,760	
6	0211	CONCRETE W	0	0	23	3	69.00	SF	9.60	9.60	100	2005	2005	3	24	159	
7	0125	MTL/VYL AC	0	0	0	0	250.00	LF	30.40	30.40	100	2009	2009	3	39	2,964	
8	0007	ELECTRIC L	0	0	0	0	1.00	UT	12,000.00	12,000.00	100	2009	2009	3	39	4,680	
10	0956	PRIVACY FE	0	0	0	0	24.00	LF	30.40	30.40	100	2016	2016	3	72	525	
11	0700	PORT BLDG	0	0	20	10	200.00	SF	12.80	12.80	100	2017	2017	3	88	2,253	

TOTAL OB/XF											
16,741											
BLD DATE	11/01/2021	MMJS	LGL DATE								
XF DATE	11/01/2021	MMJS	LAND DATE	11/01/2021							
INC DATE			AG DATE								

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	000132	C	SFR RIVER	0			80.00	268.00	1.00	LT		1.00	1.00	1.00	155,000.00	155,000.00	155,000							

TOTAL OB/XF											
16,741											
BLD DATE	11/01/2021	MMJS	LGL DATE								
XF DATE	11/01/2021	MMJS	LAND DATE	11/01/2021							
INC DATE			AG DATE								

