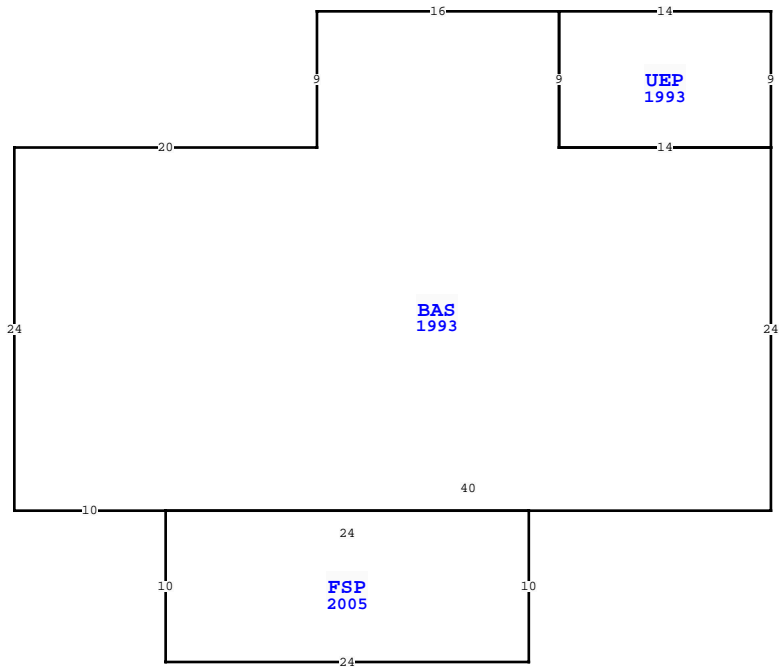




ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
03	MASONRY 100				
15	CONC BLOCK 80				
08	WD ON PLY 20				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
06	CUST PANEL 100				
11	CLAY TILE 100				
13	HEAT PUMP 100				
13	HEAT PUMP 100				
	3 100				
	2 100				
	0 100				
1.	1. 100				
	0 100				
13	GOOD 100				
08	FAIR				
0100	SINGLE FAMILY				
4	MKT AREA	03			
28.10	1.10/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1993	1,344	171,300
FSP	240	55	2005	132	16,824
UEP	126	60	1993	76	9,687
TOTALS	1,710			1,552	197,810

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,552	140.1908	146.50	227,368	1964	2010	0	0	13.00	87.00		
1 SINGLE FAM 0% - 2024 Heated Area: 1344 HX Base Yr													



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		197,810	
TOTAL MARKET OB/XF VALUE		11,462	
TOTAL LAND VALUE - MARKET		32,500	
TOTAL MARKET VALUE		241,772	
SOH/AGL Deduction		0	
ASSESSED VALUE		241,772	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		241,772	
TOTAL JUST VALUE		241,772	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		225,720	
5 YR CK, VCNT PRCL			
COA PER NCOA MOVED ACCNTS REPORT WCPA TRIM			
REMOVE HX/PORTED TO 05931-000/2019/LECKINGER			
LOOKS TO BE IN GOOD CONDITION & REPAIR			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
201269	RE-ROOF	0	02/13/2012
021674	N/A	0	12/12/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1256/0628	3/11/2022	WD Q	Q	I	01	299,000
GRANTOR: LECKINGER CHRIS J & L						
GRANTEE: ABNEY BENJAMIN CADE						
0155/0528	8/04/1989	WD Q	Q	I		45,000
GRANTOR:						
GRANTEE:						

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	1.00	UT	1,300.00	1,300.00	100	1980	1980	3	20	260	
2	0330	BOAT SHED	0	0	20	320.00	SF	15.00	15.00	100	1990	1990	3	20	960	
3	0006	ELECTRIC L	0	0	0	1.00	UT	8,500.00	8,500.00	100	1990	1990	3	20	1,700	
4	0872	SEAWALL VI	0	0	0	288.00	LF	38.00	38.00	100	2005	2005	3	24	2,627	
5	0620	WOOD UTL B	0	0	12	168.00	SF	6.00	6.00	100	1995	1995	3	20	202	
6	0620	WOOD UTL B	0	0	12	168.00	SF	6.00	6.00	100	1995	1995	3	20	202	
7	0210	CONCRETE D	0	0	41	410.00	SF	6.00	6.00	100	1990	1990	3	20	492	
8	0211	CONCRETE W	0	0	39	117.00	SF	6.00	6.00	100	1990	1990	3	20	140	
9	0170	GARAGE UNF	0	0	20	360.00	SF	25.00	25.00	100	1990	1990	3	47	4,230	
10	0955	PRIVACY FE	0	0	0	24.00	LF	15.00	15.00	100	2014	2014	3	79	284	

TOTAL OB/XF													
11,097													
BLD DATE	02/21/2019	MMSR	LGL DATE	02/21/2019	MMSR	LAND DATE	02/21/2019	MMSR					
XF DATE	02/21/2019	MMSR	AG DATE										
INC DATE													

BUILDING NOTES													
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BUILDING DIMENSIONS													
UEP=[YR=1993] W14 S9 E14 BAS=[YR=1993] W14 N9 W16 S9 W20 S24 E10 FSP=[YR=2005] S10 E24 N10 W24\$ E40 N24\$ N9\$.													

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000131	C	SFR CANAL	0			70.00	155.00	1.00	UT		1.00	1.00	1.30	25,000.00	32,500.00	32,500							

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										WAKULLA COUNTY PROPERTY																																																																																																																																	
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