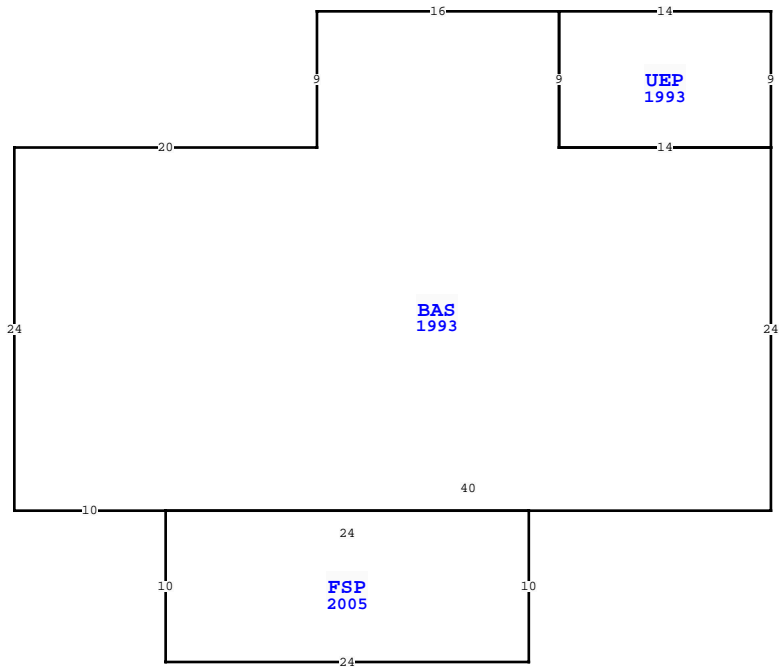




ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION	CD	CONSTRUCTION
02	CONCR SLAB 100	08	FAIR
03	MASONRY 100	0100	SINGLE FAMILY
15	CONC BLOCK 80	4	MKT AREA 03
08	WD ON PLY 20	28.10	1.10/
03	GABLE/HIP 100	AREA TYPE	TOTAL GROSS AREA
03	COMP SHNGL 100	PCT OF BASE	YEAR
06	CUST PANEL 100	TOT ADJ AREA	SUBAREA MARKET VALUE
11	CLAY TILE 100	BAS	1,344
13	HEAT PUMP 100	FSP	240
13	HEAT PUMP 100	UEP	126
3	100	TOTALS	1,710
2	100		1,552
0	100		197,810
1.	1.100		
0	100		
13	GOOD 100		

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	I	01		299,000
GRANTOR: LECKINGER CHRIS J & L						
GRANTEE: ABNEY BENJAMIN CADE						
0155/0528	8/04/1989	WD Q	I			45,000
GRANTOR:						
GRANTEE:						

EXTRA FEATURES		TOTALS	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0130	FIRE PLACE	1,300.00
2	0330	BOAT SHED	15.00
3	0006	ELECTRIC L	8,500.00
4	0872	SEAWALL VI	38.00
5	0620	WOOD UTL B	6.00
6	0620	WOOD UTL B	6.00
7	0210	CONCRETE D	6.00
8	0211	CONCRETE W	6.00
9	0170	GARAGE UNF	25.00
10	0955	PRIVACY FE	15.00

TOTAL OB/XF																
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	

BUILDING NOTES	

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		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	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									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY														
															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 PREVIOUS YEAR MKT VALUE 225,720														
															LN 6, PU XFOB LN 9-11, DEL XFOB LN 12, SFD MICHAEL, CHG EXW, INT & FLOOR, CORR CODE XFOB 5 YR PRCL CH, DAMAGE REVIEW FOR HURRICANE 5 YR PRCL CH, N/C														
															PERMIT NUM DESCRIPTION AMT ISSUED														
															SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 1256/0628 3/11/2022 WD Q I 01 299,000 GRANTOR: LECKINGER CHRIS J & L GRANTEE: ABNEY BENJAMIN CADE 0155/0528 8/04/1989 WD Q I 45,000 GRANTOR: GRANTEE:														
															BLD DATE 02/21/2019 MMSR LGL DATE XF DATE 02/21/2019 MMSR LAND DATE 02/21/2019 MMSR INC DATE AG DATE														
TOTALS																													
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														
11	0950	METAL SHED	0 0	10 8	80.00	SF	8.00	8.00	100	2013	2013	3	57	365															
															BUILDING NOTES BUILDING DIMENSIONS														
LAND DESCRIPTION															TOTAL OB/XF 365														
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					
REVIEW DATE 01/08/2022 BY ITLA Total Acres: 0.25 Total Land Value: 32,500 Market: 0 Agricultural: 0 Common: 32,500 PRINTED 04/29/2026 BY SYS																													