



ELEMENT		CD	CONSTRUCTION		
Foundation	02	CONCR	SLAB	100	
Frame	05	STEEL		100	
Exterior Wall	25	MOD METAL		100	
Roof Structur	03	GABLE/HIP		100	
Roof Cover	13	GALVALUM		100	
Interior Wall	07	NONE		100	
Interior Floor	03	CONC FINSH		100	
Heating Type	01	NONE		100	
Air Condition	01	NONE		100	
Story Height	0			100	
Stories	1.			1.100	
Units	0			100	
Condition Adj	12	AVERAGE		100	
Quality	03	AVERAGE			
DOR CODE	0001VAC RES / WXFOBS				
MAP NUM	5	MKT AREA		02	
NEIGHBORHOOD/LOC	000 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	2023	1,800	42,750
UOP	480	20	2023	96	2,280
USP	300	40	2023	120	2,850
TOTALS	2,580			2,016	47,880

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	WKSHP/BARN	0%	- 2024		47,880	2023	2023	0	0	0.00	100.00
			Heated Area: 1800			HX Base Yr					
BLD DATE 11/22/2021 MMJS LGL DATE XF DATE 11/22/2021 MMJS LAND DATE 11/22/2021 MMJS INC DATE AG DATE											

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				47,880	
TOTAL MARKET OB/XF VALUE				5,205	
TOTAL LAND VALUE - MARKET				79,600	
TOTAL MARKET VALUE				132,685	
SOH/AGL Deduction				0	
ASSESSED VALUE				132,685	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				132,685	
TOTAL JUST VALUE				132,685	
NCON VALUE				53,085	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				79,600	
PRMT CK, POLE BARN AND SHEDS ALREADY PU AS BLD 1					
CORRECTION MADE TO XFOBS - DEL ONE					
FR PU NEW BLDG & XFOBS 10-17-23; CHG PUSE & LAND C					
COA PER OWNER					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
23000924	SHED-CC	0	08/17/2023		
B23-000712	POLE BARN-CC	0	05/22/2023		
B22-001149	WORKSHOP & SHEDS-		12/01/2022		
18000450	ENCLOSURE	0	05/03/2018		
17000010	ROOF OVER- CO	0	08/02/2017		
17000874	WINDOWS SIDING	0	06/27/2017		
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U / V I /	RSN CD	SALE PRICE
1290/0290	11/02/2022	WD Q	V	01	100,000
GRANTOR: LAMB MARY SUSAN					
GRANTEE: FORSYTH CHRIS					
1165/0336	8/18/2020	QC U	V	30	100
GRANTOR: CRUM MARY E (RLE)					
GRANTEE: LAMB MARY SUSAN					
BUILDING NOTES					
BUILDING DIMENSIONS					
BAS=[YR=2023;ORIG=10,10] E60 S30 W60 N30 \$					
USP=[YR=2023;ORIG=0,10] E10 S30 W10 N30 \$					
UOP=[YR=2023;ORIG=10,40] E60 S8 W60 N8 \$					

EXTRA FEATURES															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
7	0211	CONCRETE W	0	0	86	3	258.00	SF	6.00	6.00	100	2024	2001	AV	20	310	
8	0213	CONCRETE P	0	0	10	8	80.00	SF	6.00	6.00	100	2024	2001	AV	100	480	
9	0210	CONCRETE D	0	0	16	16	256.00	SF	6.00	6.00	100	2024	2001	AV	20	307	
10	0055	PORTABLE C	0	0	18	45	810.00	SF	0.00	0.00	100	2024	2023	AV	100	0	
11	0700	PORT BLDG	0	0	16	52	832.00	SF	0.00	0.00	100	2024	2023	AV	98	0	
12	0210	CONCRETE D	0	0	12	22	264.00	SF	6.00	6.00	100	2024	2023	AV	100	1,584	
13	0700	PORT BLDG	0	0	10	10	100.00	SF	0.00	0.00	100	2024	2023	AV	98	0	
14	0701	PORT BLDG	0	0	10	14	140.00	SF	3.00	3.00	100	2024	2023	AV	98	412	
15	0210	CONCRETE D	0	0	16	22	352.00	SF	6.00	6.00	100	2024	2023	AV	100	2,112	
															5,205		

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	0			0.00	0.00	3.98	AC		1.00	1.00	1.00	20,000.00	20,000.00	79,600							