



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
05	PILE CONCR 100				
02	WOOD FRAME 100				
05	HARDIE BRD 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
12	HARDWOOD 100				
04	AIR DUCTED 100				
03	CENTRAL 100				
3	100				
3	100				
0	100				
1.	1. 100				
0	100				
03	AVERAGE				
0100	SINGLE FAMILY				
4	MKT AREA		03		
30.00	1.75/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,132	100	1999	2,132	377,492
FOP	250	30	1999	75	13,280
FSP	270	55	1999	148	26,205
PST	165	15	1999	25	4,427
UOP	227	20	1999	45	7,968
UOP	848	20	1999	170	30,101
USP	56	40	1999	22	3,896
TOTALS	3,948			2,617	463,366

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%	- 2004								
Heated Area: 2132						HX Base Yr 2004					

WAKULLA COUNTY PROPERTY					
VALUATION SUMMARY			PAGE 1 of 1		
VALUATION BY		STANDARD			
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE		463,366			
TOTAL MARKET OB/XF VALUE		4,026			
TOTAL LAND VALUE - MARKET		65,000			
TOTAL MARKET VALUE		532,392			
SOH/AGL Deduction		321,549			
ASSESSED VALUE		210,843			
TOTAL EXEMPTION VALUE		HX HB 50,000			
BASE TAXABLE VALUE		160,843			
TOTAL JUST VALUE		532,392			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		538,184			
NO STORM DAMAGE, CHG TRAV DEMO UOP, ADD DCKS, A/C,					
5 YR PRCL CK, CHG EWX, BATHS, CODE XFOB LN 5					
DEL XFOB LN 7-8, PU CORR TRAV					
XFOB LN 4, CHG CODE XFOB LN 5, PU XFOB LN 6,					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
024310	UPGRADE	0	11/17/1998		
22186	N/A	0	04/26/1997		
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U / V I / CD	RSN	SALE PRICE
0256/0519	6/21/1995	WD Q	V		23,500
GRANTOR:					
GRANTEE:					
0159/0439	12/01/1989	WD U	V		13,500
GRANTOR:					
GRANTEE:					
BUILDING NOTES					
BUILDING DIMENSIONS					
UOP=[YR=1999] W15 S4 E11 FOP=[YR=1999] W25 FSP=[YR=1999] W27 S10 E27 N10\$ S10 E25 N10\$ S10 BAS=[YR=1999] W52 S41 E52 N41 \$ S41 W52 N51 E31 N4 W35 S59 E60 N59 \$ PTR=E10 UOP=[YR=1999] S5 USP=[YR=1999] S8 E8 N4 L4 U4 W4\$ E4 D4 R4 S4 PST=[YR=1999] W8 S15 E11 N15 W3\$ E3 S15 E5 N28 W16\$ W10\$.					

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	0211	CONCRETE W	0	100	28	5			140.00	SF	1998	1998	3	20	168	
2	0006	ELECTRIC L	0	100	0	0			1.00	UT	2001	2001	3	20	1,700	
3	0840	SEAWALL RI	0	100	0	0			75.00	LF	2001	2001	3	20	570	
4	0350	BOATDOCK A	0	100	12	14			168.00	SF	2001	2001	3	20	806	
5	0375	WOOD WALK	0	100	16	2			32.00	SF	2001	2001	3	20	96	
6	0371	FLOATING D	0	100	22	4			88.00	SF	2009	2009	3	39	686	
TOTALS															4,026	

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	000131	C	SFR CANAL	100			75.00	125.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							