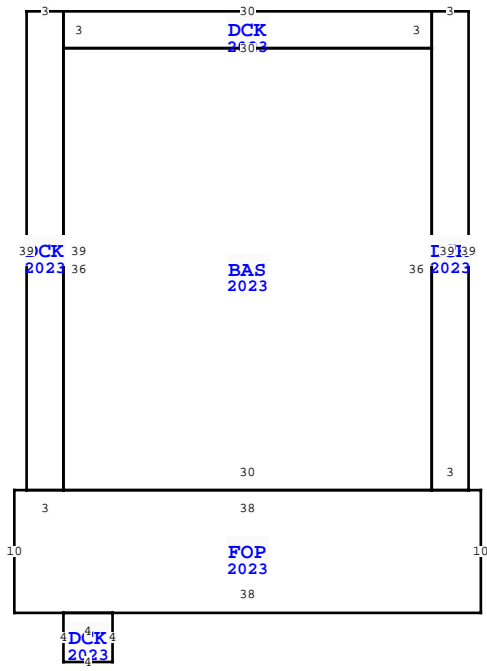




ELEMENT		CD	CONSTRUCTION		
Foundation	05	PILE CONCR	100		
Frame	02	WOOD FRAME	100		
Exterior Wall	11	AVERAGE	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	13	GALVALUM	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	12	HARDWOOD	100		
Ceiling	08	8 FT	100		
Heating Type	13	HEAT PUMP	100		
Air Condition	13	HEAT PUMP	100		
Bedrooms		2	100		
Bathrooms		1	100		
Stories	1.	1.100			
Units		0	100		
Condition Adj	12	AVERAGE	100		
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	4	MKT AREA		03	
NEIGHBORHOOD/LOC	30.00	1.75/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	2023	1,080	249,577
DCK	16	10	2023	2	462
DCK	90	10	2023	9	2,080
DCK	117	10	2023	12	2,773
DCK	117	10	2023	12	2,773
FOP	380	30	2023	114	26,344
TOTALS	1,800			1,229	284,010

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,229	139.0000	231.09	284,010	2023	2023	0	0	0.00	100.00
3 SINGLE FAM 100% - 2024 Heated Area: 1080 HX Base Yr 2024											



WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				284,010		
TOTAL MARKET OB/XF VALUE				1,767		
TOTAL LAND VALUE - MARKET				74,750		
TOTAL MARKET VALUE				360,527		
SOH/AGL Deduction				824		
ASSESSED VALUE				359,703		
TOTAL EXEMPTION VALUE				HX HB SX 100,000		
BASE TAXABLE VALUE				259,703		
TOTAL JUST VALUE				360,527		
NCON VALUE				284,010		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				76,660		
5 YR CK, NO STORM DAMAGE, CHG TRAV ADD DCK, PU XFO						
MM PU NCON & XFOBS 04-18-2023						
2023 TRIM RETURNED COA						
SEAWALL REPAIRED FROM 2014; CC 06/2022						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
B24-000444	BOAT LIFT		05/13/2024			
22000605	SEAWALL-CC	0	06/23/2022			
22000390	SFD-CO	0	05/13/2022			
024586	SEAWALL	0	01/19/1999			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1215/0052	6/19/2021	QC	U	V	11	69,700
GRANTOR: BILES GEORGE H						
GRANTEE: BULL ALAN B & EVA A						
0909/0272	5/03/2013	WD	Q	V	01	68,000
GRANTOR: EDENTON THOMAS E JR &						
GRANTEE: BILES GEORGE H						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2023;ORIG=60,10] S36 W30 N36 E30 \$						
FOP=[YR=2023;ORIG=26,46] E38 S10 W38 N10 \$						
DCK=[YR=2023;ORIG=63,46] N39 W3 S39 E3 \$						
DCK=[YR=2023;ORIG=27,46] N39 E3 S39 W3 \$						
DCK=[YR=2023;ORIG=30,7] E30 S3 W30 N3 \$						
DCK=[YR=2023;ORIG=30,56] E4 S4 W4 N4 \$						

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	0872	SEAWALL VI	0	100	0	75.00	LF	38.00	38.00	100	2014	2014	3	62	1,767	

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	000131	C	SFR CANAL	100					1.00	LT		1.00	1.00	1.15	65,000.00	74,750.00	74,750							