



ELEMENT		CD	CONSTRUCTION		
Foundation	05	PILE CONCR	100		
Frame	02	WOOD FRAME	100		
Exterior Wall	30	VINYL	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	13	GALVALUM	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET	80		
Interior Floo	11	CLAY TILE	20		
Heating Type	04	AIR DUCTED	100		
Air Condition	03	CENTRAL	100		
Bedrooms		2.5	100		
Bathrooms		0	100		
Story Height		2.	100		
Units		0	100		
Quality	03	AVERAGE			
DOR CODE	0401	TOWNHOUSE			
MAP NUM	4	MKT AREA	03		
NEIGHBORHOOD/LOC	256.00	1.50/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	504	100	1997	504	78,872
FSP	78	55	1997	43	6,729
FST	50	55	1997	28	4,381
FUS	504	100	1997	504	78,872
OWH	324	100	1997	324	50,703
PCP	578	10	1997	58	9,076
PTO	204	5	1997	10	1,565
STR	52	10	1997	5	783
TOTALS	2,294			1,476	230,982

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	TWNHSE	0%	- 2024								
Heated Area: 1332											
HX Base Yr											
BLD DATE	05/09/2017	RTRT	LGL DATE	05/09/2017	RTRT	XF DATE	05/09/2017	RTRT	AG DATE		

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY				STANDARD		
VALUATION BY				Tax Group: 3		
BUILDING MARKET VALUE				230,982		
TOTAL MARKET OB/XF VALUE				18,701		
TOTAL LAND VALUE - MARKET				45,000		
TOTAL MARKET VALUE				294,683		
SOH/AGL Deduction				0		
ASSESSED VALUE				294,683		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				294,683		
TOTAL JUST VALUE				294,683		
NCON VALUE				0		
INCOME VALUE				0		
PREVIOUS YEAR MKT VALUE				295,548		
MM 5 YR CK, PU XFOB.						
COA PER WAK TCO						
2018 AMENDED TRIM RET'D VACANT UTF						
2018 TRIM RET'D NO MAIL RECEPTACLE UTF						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
17000167	MECH-CO	0	02/08/2017			
17000167	MECH	0	02/08/2017			
16000813	MECH-CO	0	08/18/2016			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1270/0360	6/10/2022	WD	Q	I	01	400,000
GRANTOR: BERNARD RYAN & LEE TR						
GRANTEE: GRIFFIN RODNEY WAYN						
1162/0330	7/28/2020	QC	U	I	30	100
GRANTOR: BERNARD RYAN & LEE						
GRANTEE: BERNARD RYAN & LEE						
BUILDING NOTES						
BUILDING DIMENSIONS						
FST=[YR=1997] W5 S10 FSP=[YR=1997] N6 W13 STR=[YR=1997] E13 N4 W13 S4\$ S6 E13\$ E5 OWH=[YR=1997] W18 S18 E18 BAS=[YR=1997] W18 S28 PTR=W15 FUS=[YR=1997] N28 W18 S28 E18\$ E15\$ E18 PTR=E15 PCP=[YR=1997] E17 N34 W17 PTO=[YR=1997] E17 N12 W17 S12\$ S34\$ W15\$ N28\$ N18\$ N10\$.						

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	0060	DECK WOOD	0	0	0	356.00	UT	5.00	5.00	100	2000	2000	3	20	356	
2	0005	ELEVATOR	0	0	0	1.00	SF	29,000.00	29,000.00	100	2000	2000	3	57	16,530	
5	0006	ELECTRIC L	0	0	0	1.00	UT	8,500.00	8,500.00	100	2002	2002	3	20	1,700	
6	0610	VINYL UTL	0	0	6	24.00	SF	6.00	6.00	100	2018	2018	3	80	115	
TOTALS															18,701	

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	000810	C	TOWNHOUSE1	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	000195	C	RES WET SLIP	0			0.00	0.00	1.00	UT		1.00	1.00	1.00	15,000.00	15,000.00	15,000							