



ELEMENT		CD	BUILDING CHARACTERISTICS		
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	60		
Interior Floo	12	HARDWOOD	40		
Heating Type	04	AIR DUCTED	100		
Air Condition	03	CENTRAL	100		
Bedrooms			2 100		
Bathrooms			2.5 100		
Story Height			0 100		
Stories	2.		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	936	100	2002	936	122,094
DCK	180	10	2002	18	2,348
FSP	130	55	2002	72	9,392
FST	50	55	2002	28	3,653
FUS	972	100	2002	972	126,790
PCP	527	10	2002	53	6,913
PTO	425	5	2002	21	2,740
TOTALS	3,220			2,100	273,929

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: 1908					HX Base Yr	

WAKULLA COUNTY PROPERTY				
VALUATION SUMMARY			PAGE 1 of 1	
VALUATION BY		STANDARD		
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE	273,929			
TOTAL MARKET OB/XF VALUE	17,568			
TOTAL LAND VALUE - MARKET	30,000			
TOTAL MARKET VALUE	321,497			
SOH/AGL Deduction	0			
ASSESSED VALUE	321,497			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	321,497			
TOTAL JUST VALUE	321,497			
NCON VALUE	0			
INCOME VALUE	0			
PREVIOUS YEAR MKT VALUE	329,401			
MM 5YR CK - PU EXISTING DCK AS XFOB				
INCR EYB 2002-2004 HVAC-CC 5-2022				
COA PER NCOA REPORT				
5 YR PRCL CH, CHG BUSE, CHG TRAV				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
OB22-000260	HVAC-CC	0	04/29/2022	
28476	TWNHSE	0	10/30/2002	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD	SALE PRICE
1293/0217	12/01/2022	WD Q	I 01	435,000
GRANTOR: KELL JOHN WILLIAM & K				
GRANTEE: RAWLINGS JEFFREY MI				
1293/0205	12/01/2022	WD Q	I 05	435,000
GRANTOR: KELL JOHN WILLIAM & K				
GRANTEE: RAWLINGS JEFFREY MI				
BUILDING NOTES				
BUILDING DIMENSIONS				
FSP=[YR=2002] W13FST=[YR=2002] W5 S10 E5 N10\$ S10 E13BAS=[YR=2002] W18 S52 PTR=W10 FUS=[YR=2002] N54 DCK=[YR=2002] N10 W18 S10 E18\$ W18 S54 E18\$ E10\$ E18PTR=E10 PCP=[YR=2002] E17 N31 PTO=[YR=2002] N25 W17 S25 E17\$ W17 S31\$ W10\$ N52\$ 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	12	16			5.00	100	2002	2002	3	20	192	
2	0610	VINYL UTL	0	0	6	12			6.00	100	2002	2002	3	20	86	
3	0005	ELEVATOR	0	0	0	0			29,000.00	100	2002	2002	3	59	17,110	
4	0060	DECK WOOD	0	0	0	0			5.00	100	2002	2002	3	20	180	
TOTALS																

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	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							