

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	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 90
Interior Floor	11	CLAY TILE 10
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		3 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,710	186.1600	212.22	575,116	2008	2008	0	0	0	15.00	85.00		
1 SINGLE FAM 100% - 2024 Heated Area: 2251 HX Base Yr 2023														

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,564	100	2008	1,564	282,125
DCK	60	10	2008	6	1,082
DCK	168	10	2008	17	3,067
FOP	84	30	2008	25	4,510
FOP	128	30	2008	38	6,854
FSP	176	55	2012	97	17,497
FUS	687	100	2008	687	123,926
PCP	1,178	10	2008	118	21,286
PTO	490	5	2008	24	4,329
UST	298	45	2008	134	24,171
TOTALS	4,833			2,710	488,849

Quality		04 ABOVE AVERAGE	
DOR CODE		0100 SINGLE FAMILY	
MAP NUM		4 MKT AREA 03	
NEIGHBORHOOD/LOC		302.00 1.20/	

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3			Tax Dist:
BUILDING MARKET VALUE			488,849
TOTAL MARKET OB/XF VALUE			23,620
TOTAL LAND VALUE - MARKET			187,500
TOTAL MARKET VALUE			699,969
SOH/AGL Deduction			0
ASSESSED VALUE			699,969
TOTAL EXEMPTION VALUE			HX HB 13 699,969
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			699,969
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			886,476

SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD	SALE PRICE
1370/0310	7/25/2024	QC U	I 11	100

GRANTOR: HANNER JAMES K			
GRANTEE: HANNER JAMES KEVIN			
1271/0092	6/24/2022	WD Q	I 05 1,200,000
GRANTOR: KEND DONALD & DANDRA			
GRANTEE: HANNER JAMES K			

BUILDING NOTES			
BUILDING DIMENSIONS			
FSP=[YR=2012] W22 S8 E22 BAS=[YR=2008] W22 DCK=[YR=2008] N8 W21 S8 E21\$ FOP=[YR=2008] S4 W21 N4 E21\$ S4 W33 S12 DCK=[YR=2008] S12 E5 N12 W5\$ E5 S16 E6 S2 E10 N2 E6 S2 E16 N2 E6 N6 E6 PTR=S20 PTO=[YR=2008] W13 PCP=[YR=2008] W30 S12 W11 S12 E4 S16 E22 UST=[YR=2008] S2 E16 N2 W1 N19 W14 S19 W1\$ E1 N19 E14 N21\$ S40 E7 N5 E6 N35\$ N20\$ N26\$ PTR=E20 FOP=[YR=2008] S8 FUS=[YR=2008] S9 W5 S9 E5 S8 E10 N2 E6 S2 E14 N17 W14 N9 W16\$ E16 N8 W16\$ W20\$ N8\$.			

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	0140	FIRE PLACE	0	100	0	0	1.00	UT	1,900.00	1,900.00	100	2008	2008	3	70	1,330	
2	0005	ELEVATOR	0	100	0	0	1.00	UT	29,000.00	29,000.00	100	2008	2008	3	70	20,300	
3	0840	SEAWALL RI	0	100	0	0	71.00	LF	38.00	38.00	100	2008	2008	3	34	917	
4	0955	PRIVACY FE	0	100	0	0	73.00	LF	15.00	15.00	100	2021	2021	3	98	1,073	

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						
1	000100	C	SFR	100			70.00	130.00	1.00	LT		1.00	1.00	2.50	75,000.00	187,500.00	187,500							