

ELEMENT		CD	CONSTRUCTION		
Foundation	02		CONCR	SLAB 100	
Frame	02		WOOD	FRAME 100	
Exterior Wall	05		HARDIE BRD	70	
Exterior Wall	19		COMMON BRK	30	
Roof Structur	03		GABLE/HIP	100	
Roof Cover	03		COMP SHNGL	100	
Interior Wall	05		DRYWALL	100	
Interior Floo	14		CARPET	70	
Interior Floo	11		CLAY TILE	30	
Ceiling	09		9 FT	100	
Heating Type	13		HEAT PUMP	100	
Air Condition	13		HEAT PUMP	100	
Bedrooms			4	100	
Bathrooms			2	100	
Story Height			0	100	
Stories	1.		1.	100	
Units			0	100	
Condition Adj	13		GOOD	100	
Quality	03		AVERAGE		
DOR CODE	0100		SINGLE FAMILY		
MAP NUM	1		MKT AREA	10	
NEIGHBORHOOD/LOC	111.00		1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,629	100	1996	1,629	170,683
FGR	529	50	1996	264	27,661
FOP	45	30	1996	14	1,467
FSP	390	55	1996	214	22,423
TOTALS	2,593			2,121	222,233

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%	- 2023								
Heated Area: 1629						HX Base Yr 2023					

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY		STANDARD				
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE		222,233				
TOTAL MARKET OB/XF VALUE		2,814				
TOTAL LAND VALUE - MARKET		40,000				
TOTAL MARKET VALUE		265,047				
SOH/AGL Deduction		117,596				
ASSESSED VALUE		147,451				
TOTAL EXEMPTION VALUE		HX HB 50,000				
BASE TAXABLE VALUE		97,451				
TOTAL JUST VALUE		265,047				
NCON VALUE		0				
INCOME VALUE						
PREVIOUS YEAR MKT VALUE		268,072				
PORT FROM PINELLAS - TEGTMAYER						
INCR EYB 1998-2002 RE-ROOF CC 1-2022						
5 YR PRCL CK NC JS						
INCR EYB 1996-1998 PRMT OB21-000036						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
B24-000722	INSTALL SHED-CC		08/19/2024			
OB21-000610	RE-ROOF-CC	0	12/07/2021			
OB21-000036	MECH-CC	0	01/26/2021			
19001072	REPAIRS-CO	0	07/26/2019			
0211170	N/A	0	07/11/1996			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1271/0292	5/26/2022	WD	Q	I	01	336,500
GRANTOR: CROMBIE DAVID L & MEG						
GRANTEE: TEGTMAYER LAWRENCE						
0910/0626	5/17/2013	WD	Q	I	01	161,000
GRANTOR: RAWLINS BILLIE KAY &						
GRANTEE: CROMBIE DAVID L & M						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=1996] W22 FSP=[YR=1996] W30 S13 E30 N13\$ S13 W30						
S35 E24 FOP=[YR=1996] S1 E5 N9 W5 S8\$ N8 E5 N11 E23						
FGR=[YR=1996] W23 S23 E23 N23\$ N29\$.						

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	0210	CONCRETE D	0	100	0	0	2,227.00	SF	6.00	6.00	100	1997	1997	3	20	2,672	
2	0211	CONCRETE W	0	100	26	3	78.00	SF	6.00	6.00	100	1997	1997	3	20	94	
3	0211	CONCRETE W	0	100	8	5	40.00	SF	6.00	6.00	100	1997	1997	3	20	48	

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	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							