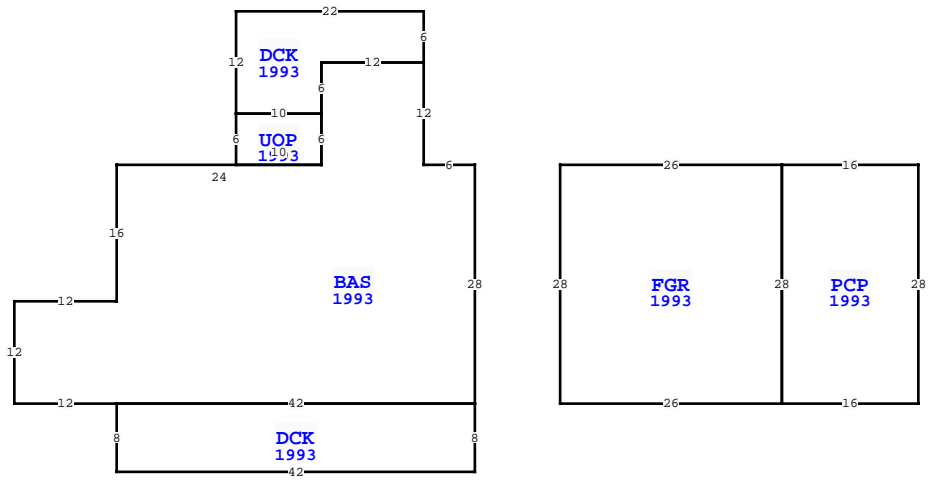




ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
04	PILE WOOD 100		
02	WOOD FRAME 100		
30	VINYL 100		
03	GABLE/HIP 100		
13	GALVALUM 100		
05	DRYWALL 100		
10	LAMINATED 100		
04	AIR DUCTED 100		
03	CENTRAL 100		
1	1 100		
1	1 100		
0 100			
1. 1. 100			
0 100			
03	AVERAGE		
0100	SINGLE FAMILY		
1	MKT AREA	07	
000	1.00/		
BAS	1,464	100	1993
DCK	192	10	1993
DCK	336	10	1993
FGR	728	50	1993
PCP	448	10	1993
UOP	60	20	1993
TOTALS	3,228		1,938

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%	- 2022		211,726	1985	1989	0	0	34.00	66.00	
Heated Area: 1464 HX Base Yr 2022												



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		139,739	
TOTAL MARKET OB/XF VALUE		2,693	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		187,432	
SOH/AGL Deduction		51,092	
ASSESSED VALUE		136,340	
TOTAL EXEMPTION VALUE		HX HB SX 100,000	
BASE TAXABLE VALUE		36,340	
TOTAL JUST VALUE		187,432	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		189,577	
INCR EYB 1985-1989 PRMT OB21-000462			
ADD 2022 HX- CUMMINGS			
2022 PORT FROM TAYLOR - CUMMINGS			
CH RCVR, FLOORING DEL SPCD			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000462	ROOF OVER SFD-MET	0	08/30/2021
16000027	MECH	0	01/11/2016
2005129	RENOV	0	02/02/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1222/0239	7/30/2021	WD Q	Q	I	01	210,000
GRANTOR: MCGRATH DIANE A & ODO						
GRANTEE: CUMMINGS GARRY & DE						
1157/0655	6/18/2020	WD U	U	I	12	137,800
GRANTOR: CASCADE FUNDING MORTG						
GRANTEE: MCGRATH DIANE A & O						

EXTRA FEATURES		BLD DATE	11/01/2021	FRJS	LGL DATE	11/01/2021	FRJS									
55 CITY PARK AVE, ST MARKS																
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	1,274.00	SF	6.00	6.00	100	1987	1987	3	20	1,529	
2	0080	4' CHAINLI	0 100	0	0	120.00	LF	13.00	13.00	100	1987	1987	3	20	312	
3	0140	FIRE PLACE	0 100	0	0	1.00	UT	1,900.00	1,900.00	100	1987	1987	3	44	836	
4	0060	DECK WOOD	0 100	4	4	16.00	SF	5.00	5.00	100	2005	2005	3	20	16	

TOTAL OB/XF																
2,693																

LAND DESCRIPTION																								
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	000100	C	SFR	100		0	90.00	125.00	3.00	LT		1.00	1.00	1.00	15,000.00	15,000.00	45,000							