

ELEMENT		CD	CONSTRUCTION		
Foundation	01	WOOD	FRAME	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	30	VINYL	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	10	LAMINATED	90		
Interior Floo	08	SHT VINYL	10		
Heating Type	04	AIR DUCTED	100		
Air Condition	03	CENTRAL	100		
Bedrooms		3	100		
Bathrooms		2	100		
Stories	1.	1.	100		
Class	00	N/A	100		
Units		0	100		
Quality	08	FAIR			
DOR CODE	0100	SINGLE	FAMILY		
MAP NUM	5	MKT AREA	08		
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	920	100	2016	920	31,948
UOP	480	25	2018	120	4,167
TOTALS	1,400			1,040	36,115

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HOM	100%	- 2024		Heated Area: 920					HX Base Yr 2024	

BAS
2016

UOP
2018

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION BY				STANDARD		
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE				36,115		
TOTAL MARKET OB/XF VALUE				4,121		
TOTAL LAND VALUE - MARKET				124,050		
TOTAL MARKET VALUE				164,286		
SOH/AGL Deduction				0		
ASSESSED VALUE				164,286		
TOTAL EXEMPTION VALUE				50,000		
BASE TAXABLE VALUE				114,286		
TOTAL JUST VALUE				164,286		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				158,036		
AG REMOVED NO APP RECVD						
ADD HX FOR 2021-CAPITANO						
5 YR PRCL CH, PU CORR TRAV						
CARD TO PHY ADDR						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
15001062	MH SETUP-CO	0	11/20/2015			
2009196	POLE BARN	0	03/10/2009			
2008969	ELECTRICAL	0	12/11/2008			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1269/0859	6/17/2022	WD Q	Q	I	05	245,000
GRANTOR: CAPITANO ROBERT S & K						
GRANTEE: GRAPE RICHARD KEVIN						
1149/0248	5/01/2020	WD Q	Q	I	05	139,000
GRANTOR: BYRD THOMAS & HENDERS						
GRANTEE: CAPITANO ROBERT S &						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2016] W40 S23 E40 UOP=[YR=2018] W40 S12 E40 N12S N23S.						

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	0620	WOOD UTL B	0	100	8	8			64.00	SF	6.00	100	2009	2009	3	39	150
2	0615	2 STORY UT	0	100	28	16			448.00	SF	10.00	100	2009	2009	3	39	1,747
3	0060	DECK WOOD	0	100	16	8			128.00	SF	5.00	100	2009	2009	3	55	352
4	0950	METAL SHED	0	100	30	20			600.00	SF	8.00	100	2009	2009	3	39	1,872
TOTALS															4,121		

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	000201	C	MH	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	7,500							
2	009930	C	AC-RURAL	100			0.00	0.00	5.54	AC		1.00	1.00	1.00	7,500.00	7,500.00	41,550							
3	009930	C	AC-RURAL	100			0.00	0.00	10.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	75,000							