

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	03	MASONRY	100
Exterior Wall	17	CB STUCCO	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	50
Roof Cover	12	MODULAR MT	50
Interior Wall	03	PLASTER	100
Interior Floo	04	C ABOVE GD	100
Ceiling	01	FIN.SUSPD	100
Heating Type	04	AIR DUCTED	100
Air Condition	03	CENTRAL	100
Fixtures		4	100
Story Height		0	100
RMS		2	100
Stories	1.	1.	100
Class	00	N/A	100
Units		0	100
Quality	02	BELOW AVERAGE	
DOR CODE	1100	STORES, 1 STORY	
MAP NUM	5	MKT AREA	02
NEIGHBORHOOD/LOC	000	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,088	100	1993
TOTALS	2,088		54,038

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	STORE RETL	0%	- 0								
				Heated Area: 2088			HX Base Yr				

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			54,038
TOTAL MARKET OB/XF VALUE			9,231
TOTAL LAND VALUE - MARKET			18,000
TOTAL MARKET VALUE			81,269
SOH/AGL Deduction			0
ASSESSED VALUE			81,269
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			81,269
TOTAL JUST VALUE			81,269
NCON VALUE			3,600
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			75,043
DELETED DUPLICATED XFOB KEYED IN ERROR LH			
FR 5YR CK 7/27/23; PU XFOBS			
5 YR PRCL CK, N/C			
COA PER ACCURINT REPORT 9/2015			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
16001128	ELEC	0	11/07/2016
20061639	480 VOLT ELEC SER	0	10/11/2006
20061114	DCA BLDG	0	07/07/2006
2006936	PETRO-REMEDI SYSTE	0	06/02/2006
32097	PWR POLE	0	07/15/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1214/0644	6/15/2021	WD	Q	I	01	79,000
GRANTOR: WIXOM BRIAN KEITH OR						
GRANTEE: GEOSAM, LLC						
1110/0783	5/22/2019	QC	U	I	11	100
GRANTOR: CAPETILLO MATTHEW BRY						
GRANTEE: WIXOM BRIAN KEITH O						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0101	6" CHAINLI	0	0	0	0	80.00	LF	21.75	21.75	100
2	0001	BLOCK UTIL	0	0	10	5	50.00	SF	16.00	16.00	100
3	0211	CONCRETE W	0	0	15	12	180.00	SF	6.00	6.00	100
4	0211	CONCRETE W	0	0	30	10	300.00	SF	6.00	6.00	100
5	0250	ASPHALT AV	0	0	146	32	4,672.00	SF	2.00	2.00	100
6	0635	PORT MTL U	0	0	10	30	300.00	SF	0.00	0.00	100
7	0213	CONCRETE P	0	0	20	30	600.00	SF	6.00	6.00	100
8	0210	CONCRETE D	0	0	16	30	480.00	SF	6.00	6.00	100

TOTAL OB/XF											
9,231											
BLD DATE	10/24/2018	MMJTT	LGL DATE								
XF DATE	10/24/2018	MMJTT	LAND DATE	10/24/2018							
INC DATE			AG DATE								

BUILDING NOTES											
BAS=[YR=1993] W58 S36 E58 N36\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	001100	C	STORE ONE ST	0			0.00	0.00	1.00	UT	1.00

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	18,000.00	18,000.00	18,000							