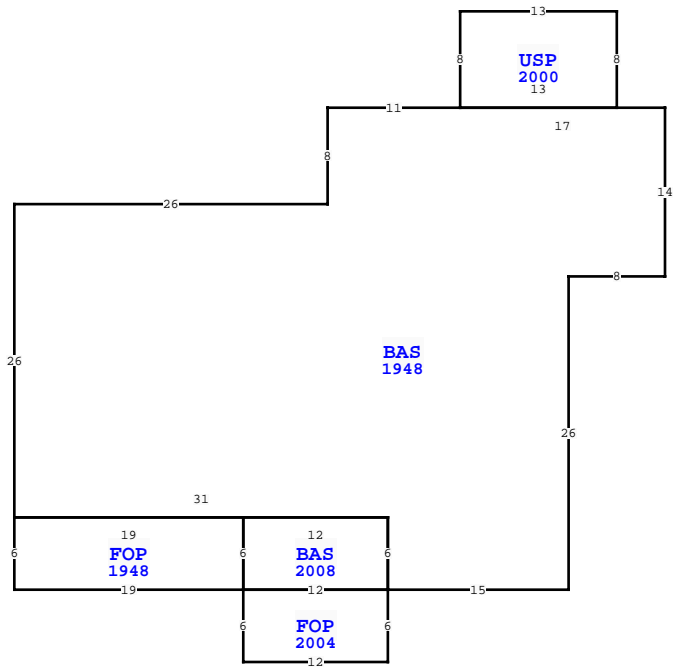




ELEMENT		CD	CONSTRUCTION		
Foundation	01	WOOD	FRAME	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	04	SINGLE	SID	100	
Roof Structur	03	GABLE	HIP	100	
Roof Cover	01	MINIMUM		100	
Interior Wall	05	DRYWALL		50	
Interior Wall	06	CUST	PANEL	50	
Interior Floor	09	PINE	WOOD	80	
Interior Floor	14	CARPET		20	
Heating Type	04	AIR	DUCTED	100	
Air Condition	03	CENTRAL		100	
Bedrooms		3		100	
Bathrooms		1		100	
Story Height		0		100	
Stories	1.	1.		100	
Fireplace	01	FIREPLACE		100	
Units		0		100	
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	5	MKT AREA	02		
NEIGHBORHOOD/LOC	40.00	1.25/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,558	100	1948	1,558	107,175
BAS	72	100	2008	72	4,953
FOP	114	30	1948	34	2,339
FOP	72	30	2004	22	1,513
USP	104	40	2000	42	2,889
TOTALS	1,920			1,728	118,870

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,728	98.6000	117.09	202,332	1948	1990		0	0	41.25	58.75
1 SINGLE FAM 0% - 2024 Heated Area: 1630 HX Base Yr												



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	118,870		
TOTAL MARKET OB/XF VALUE	495		
TOTAL LAND VALUE - MARKET	18,000		
TOTAL MARKET VALUE	137,365		
SOH/AGL Deduction	0		
ASSESSED VALUE	137,365		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	137,365		
TOTAL JUST VALUE	137,365		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	109,254		
PRCL S/O REQUEST FROHWEIN 5154913424 - S/O LOTS 6&			
MM 5 YR CK, DEMO XFOB & CHG FLOR			
COA PER TCO			
5 YR PRCL CH, N/C			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2011754	MECH	0	11/03/2011
2011670	ELECT	0	09/28/2011
2010590	SEWER	0	07/15/2010
31979	REROOF	0	06/21/2004
022482	N/A	0	07/10/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1373/0556	8/13/2024	WD	Q	I	05	195,000
GRANTOR: FROHWEIN DANIEL RAY						
GRANTEE: NEUMILLER BUSTAD MA						
1365/0723	6/21/2024	QC	U	I	11	100
GRANTOR: FROHWEIN JILL JENNIFE						
GRANTEE: FROHWEIN JILL JENNI						

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	0080	4' CHAINLI	0	0	0	145.00	LF	13.00	13.00	100	1980	1980	3	20	377	
2	0211	CONCRETE W	0	0	14	98.00	SF	6.00	6.00	100	1960	1960	3	20	118	

TOTAL OB/XF												
495												
BLD DATE	11/15/2017	FRJT	LGL DATE									
XF DATE	11/15/2017	FRJT	LAND DATE	11/15/2017								
INC DATE			AG DATE									

BUILDING NOTES						
BAS=[YR=1948] W17 USP=[YR=2000] E13 N8 W13 S8\$ W11 S8 W26 S26 E31 S6 BAS=[YR=2008] N6 W12 S6 FOP=[YR=1948] N6 W19 S6 E19\$ FOP=[YR=2004] S6 E12 N6 W12\$ E12\$ E15 N26 E8 N14\$.						

LAND DESCRIPTION																								
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	0					1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000							