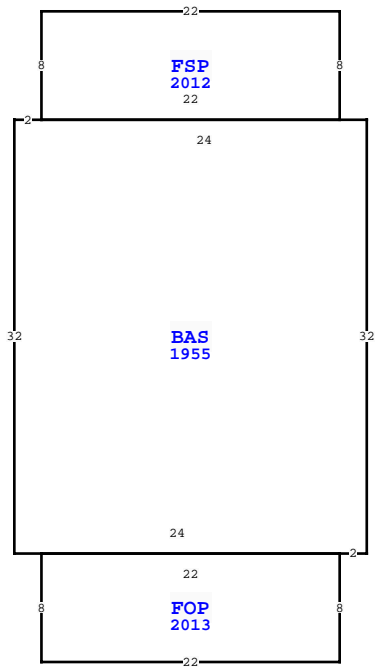




ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
07	PIER BLOCK 100				
02	WOOD FRAME 100				
04	SINGLE SID 100				
03	GABLE/HIP 100				
13	GALVALUM 100				
05	DRYWALL 100				
14	CARPET 80				
08	SHT VINYL 20				
04	AIR DUCTED 100				
03	CENTRAL 100				
	2 100				
	1 100				
	0 100				
1.	1. 100				
	0 100				
03	AVERAGE				
0100	SINGLE FAMILY				
5	MKT AREA	02			
40.10	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	832	100	1955	832	55,866
FOP	176	30	2013	53	3,559
FSP	176	55	2012	97	6,513
TOTALS	1,184			982	65,938

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	982	99.2000	94.24	92,544	1955	2000	0	0	28.75	71.25		
1 SINGLE FAM 0% - 2024 Heated Area: 832 HX Base Yr													



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		65,938	
TOTAL MARKET OB/XF VALUE		2,189	
TOTAL LAND VALUE - MARKET		29,000	
TOTAL MARKET VALUE		97,127	
SOH/AGL Deduction		0	
ASSESSED VALUE		97,127	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		97,127	
TOTAL JUST VALUE		97,127	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		51,572	
MM 5 YR CK, DEMO XFOB, PU XFOB			
BETTER THAN NORMAL REPAIR, PU XFOB LN 3			
ADJ EYB DUE TO INT REMODEL, NEW ROOF, IN			
5 YR PRCL CH, CORR RCVR, INT, PU CORR TRAV,			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2013628	RE-ROOF	0	09/10/2013
2011723	SCREEN RM/PORCH	0	10/19/2011
2010579	SEWER	0	07/15/2010
28548	ELEC	0	01/15/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1330/0583	9/25/2023	WD Q	Q	I	01	125,000
GRANTOR: ANDERS CARMEN D ROBER						
GRANTEE: QUEEN FAMILY PROPER						
0859/0467	8/08/2011	QC U	U	I	11	15,400
GRANTOR: FRIGDON CAROL DANITA						
GRANTEE: ANDERS CARMEN D ROB						

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	0	34	24	816.00	SF	6.00	6.00	100	1993	1993	3	20	979	
2	0625	PORT WD UT	0	0	10	8	80.00	SF	6.00	6.00	100	2016	2016	3	72	346	
3	0213	CONCRETE P	0	0	12	12	144.00	SF	6.00	6.00	100	2010	2010	3	100	864	

BLD DATE		01/06/2012	MMSR	LGL DATE	
XF DATE	03/28/2017	MMSR	LAND DATE	03/28/2017	MMSR
INC DATE			AG DATE		

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=1955] W24 FSP=[YR=2012] E22 N8 W22 S8\$ W2 S32 E24	
FOP=[YR=2013] W22 S8 E22 N8\$ E2 N32\$.	

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000132	C	SFR RIVER	0			155.00	150.00	2.00	LT		1.00	1.00	1.00	14,500.00	14,500.00	29,000							