

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
07	VYL PLANK 80				
14	CARPET 20				
04	AIR DUCTED 100				
03	CENTRAL 100				
	4 100				
	2 100				
	0 100				
1.	1. 100				
	0 100				
03	AVERAGE				
0100	SINGLE FAMILY				
5	MKT AREA	02			
63.00	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,615	100	2022	1,615	171,029
FOP	162	30	2022	49	5,190
PTO	400	5	2022	20	2,118
TOTALS	2,177			1,684	178,336

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% - 2024			180,137	2022	2022	0	0	1.00	99.00

Heated Area: 1615 HX Base Yr 2024

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			178,336
TOTAL MARKET OB/XF VALUE			16,482
TOTAL LAND VALUE - MARKET			26,475
TOTAL MARKET VALUE			221,293
SOH/AGL Deduction			0
ASSESSED VALUE			221,293
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			171,293
TOTAL JUST VALUE			221,293
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			221,782
R230089-91 CORRECT ACREAGE TO 1 AC			
2023 TRIM RETURNED COA			
MM PU SFD & XFOB 0140, 0210, 0211, 0211, 0025			
COA PER NCOA REPORT			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000198	SFD-CO	0	03/09/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1187/0340	12/26/2020	WD	Q	V	05	29,500
GRANTOR: HEFFERNAN MELODY						
GRANTEE: MORGAN JOSEPH D & C						
0469/0615	1/01/2002	QC	U	V		100
GRANTOR: HEFFERNAN MICHAEL & M						
GRANTEE:						

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	0140	FIRE PLACE	0	100	0	1.00	UT	1,900.00	1,900.00	100	2022	2022	3	98	1,862	
2	0210	CONCRETE D	0	100	20	400.00	SF	6.00	6.00	100	2022	2022	3	97	2,328	
3	0211	CONCRETE W	0	100	61	244.00	SF	6.00	6.00	100	2022	2022	3	97	1,420	
4	0211	CONCRETE W	0	100	17	68.00	SF	6.00	6.00	100	2022	2022	3	97	396	
5	0025	BARN, POLE	0	100	36	864.00	SF	12.50	12.50	100	2022	2022	3	97	10,476	
<b>TOTAL OB/XF</b> 16,482																

BUILDING NOTES														

BUILDING DIMENSIONS														
BAS=[YR=2022] W15 S10 W40 PTO=[YR=2022] E40 N10 W40 S10\$ S30 E15 N8 E9 S5 E27 FOP=[YR=2022] W27 S6 E27 N6\$ N5 E4 N32\$.														

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			0.00	0.00	3.53	AC		1.00	1.00	1.00	7,500.00	7,500.00	26,475							