

ELEMENT	CD	CONSTRUCTION
Foundation	05	PILE CONCR 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	14	CARPET 40
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 100
Bedrooms		3 100
Bathrooms		2.5 100
Story Height		0 100
Stories	2.	2. 100
Units		0 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0120	01	1,671	138.8000	156.15	260,927	2004	2004	0	0	28.00	72.00

1 TWNSE 0% - 2024 Heated Area: 1481 HX Base Yr

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	2004	840	94,440
DCK	32	10	2004	3	337
DCK	78	10	2004	8	899
DCK	162	10	2004	16	1,799
DCK	487	10	2015	49	5,509
FOP	60	30	2004	18	2,024
FUS	641	100	2004	641	72,066
PCP	624	10	2004	62	6,970
PST	80	15	2017	12	1,349
STR	24	10	2004	2	225

** This building has 12 Sub-Areas

BLD DATE	06/15/2018	MMAK	LGL DATE	
XF DATE	06/15/2018	MMAK	LAND DATE	06/15/2018 MMAK
INC DATE			AG DATE	

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

TOTAL OB/XF																
0																

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000810	C	TOWNHOUSE1	0			20.00	159.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

TOTAL OB/XF																								
0																								

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		187,867	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		30,000	
TOTAL MARKET VALUE		217,867	
SOH/AGL Deduction		0	
ASSESSED VALUE		217,867	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		217,867	
TOTAL JUST VALUE		217,867	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		223,085	
SALES CH			
5 YR PRCL CH, DEL RV, PU NEW TRAV			
5 YR PRCL CH, N/C			
5 YR PRCL CH, PU CORR TRAV			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2012706	DOCKS/SEAWALLS	0	10/18/2012
31309	CONST CONDO	0	02/04/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1247/0638	1/14/2022	WD Q	Q	I	01	347,500
GRANTOR: LOWE D BRIAN & FRANCE						
GRANTEE: RAMOLA RAKESH & HEA						
1198/0398	3/19/2021	WD Q	Q	I	01	321,000
GRANTOR: FRH, INC						
GRANTEE: LOWE BRIAN & FRANCE						

BUILDING NOTES																
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BUILDING DIMENSIONS																
DCK=[YR=2004] W20 S6 E13 S6 E7 BAS=[YR=2004] W20																
UOP=[YR=2004] E13 N6 W13 S6\$ PTR=W10 FUS=[YR=2004] W20																
DCK=[YR=2004] E13 N6 W13 S6\$ S28 E9 S6 E3 S3 E5 N3 E3 N34\$																
E10\$ S42 FOP=[YR=2004] S6 STR=[YR=2004] S9 DCK=[YR=2004] S4																
E8 N4 STR=[YR=2004] N6 W4 S6 E4\$ W8\$ E4 N9 W4\$ E10 N6 W10\$																
E20 PTR=E10 PCP=[YR=2004] E20 N32 DCK=[YR=2015] N29 W19 S21																
E8 PST=[YR=2017] W8 S10 E8 N10\$ S8 E11\$ W11 S2 W8 N2 W1 S32\$																
W10\$ N42\$ N12\$.																