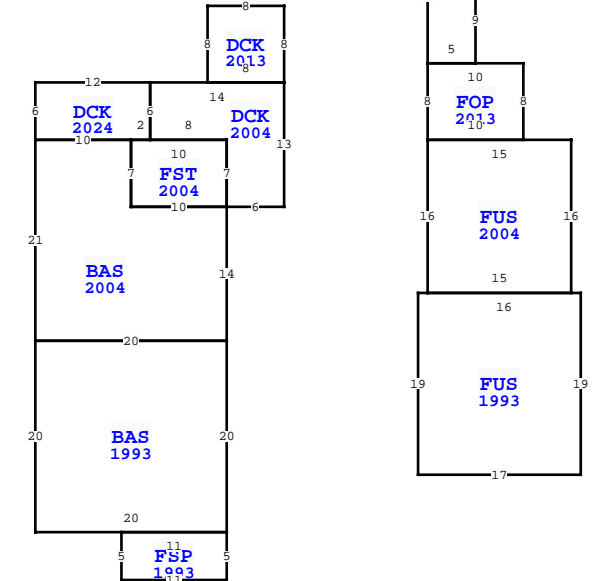


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		2 100
Bathrooms		3 100
Story Height		0 100
Stories	2.	2. 100
Units		0 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,444	120.5000	114.48	165,309	2004	2014	0	0	0	9.00	91.00
1 SINGLE FAM 100% - 2022 Heated Area: 1313 HX Base Yr 2022												



NEIGHBORHOOD/LOC					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	400	100	1993	400	41,671
BAS	350	100	2004	350	36,462
DCK	126	10	2004	13	1,354
DCK	130	10	2004	13	1,354
DCK	64	10	2013	6	625
DCK	72	10	2024	7	729
FOP	80	30	2013	24	2,501
FSP	55	55	1993	30	3,125
FST	70	55	2004	38	3,959
FUS	323	100	1993	323	33,649
TOTALS	1,910			1,444	150,431

** This building has 11 Sub-Areas

BLD DATE	10/08/2018	MMJTT	LGL DATE	
XF DATE	10/08/2018	MMJTT	LAND DATE	10/08/2018 MMJTT
INC DATE			AG DATE	

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	0610	VINYL UTL	0 100	6	6	36.00	SF	6.00	6.00	100	2003	2003	3	21	45	
2	0620	WOOD UTL B	0 100	12	16	192.00	SF	6.00	6.00	100	2003	2003	3	21	242	
3	0375	WOOD WALK	0 100	4	50	200.00	SF	15.00	15.00	100	1990	1990	3	20	600	
4	0370	BOATDOCK P	0 100	12	12	144.00	SF	12.00	12.00	100	1990	1990	3	20	346	
5	0700	PORT BLDG	0 100	10	10	100.00	SF	8.00	8.00	100	1993	1993	3	50	400	
7	0060	DECK WOOD	0 100	10	10	100.00	SF	5.00	5.00	100	2003	2003	3	20	100	
8	0211	CONCRETE W	0 100	8	8	64.00	SF	6.00	6.00	100	2004	2004	3	23	88	
9	0940	OPEN SHED	0 100	16	8	128.00	SF	4.00	4.00	100	2005	2005	3	24	123	
10	0060	DECK WOOD	0 100	10	8	80.00	SF	5.00	5.00	100	2008	2008	3	50	200	

TOTAL OB/XF																								
LAND DESCRIPTION	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	000132	C	SFR RIVER	100			60.00	200.00	60.00	FF		1.00	1.00	1.00	500.00	500.00	30,000							

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		150,431	
TOTAL MARKET OB/XF VALUE		2,144	
TOTAL LAND VALUE - MARKET		30,000	
TOTAL MARKET VALUE		182,575	
SOH/AGL Deduction		12,341	
ASSESSED VALUE		170,234	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		120,234	
TOTAL JUST VALUE		182,575	
NCON VALUE		729	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		168,256	
H5 DUE TO 2024 TRIM RTS; MAIL ADDR UPDATED PER USP			
FR 5YR CK, PU NEW TRAV 8/21/23			
COA PER NCOA REPORT			
ADDR. REMAILED			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
31621	ADDIT	0	04/02/2004
31621	ADD TO SFD	0	04/02/2004
29773	ADDITION	0	01/23/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1374/0328	8/16/2024	WD Q	Q	I	01	285,000
GRANTOR: PELLETTIER MICHAEL						
GRANTEE: VANDENBERG PHILIP R						
1227/0257	9/01/2021	WD Q	Q	I	01	206,000
GRANTOR: SPOONER WARREN C						
GRANTEE: PELLETTIER MICHAEL &						

BUILDING NOTES												
BAS=[YR=1993;ORIG=-6,35] W20 S20 E20 N20 \$												
BAS=[YR=2004;ORIG=-6,21] W10 N7 W10 S21 E20 N14 \$												
FUS=[YR=1993;ORIG=14,49] E17 N19 W16 W1 S19 \$												
FUS=[YR=2004;ORIG=15,30] E15 N16 W15 S16 \$												
DCK=[YR=2004;ORIG=15,6] E5 N9 E12 N5 W17 S14 \$												
DCK=[YR=2004;ORIG=0,8] W14 S6 E8 S7 E6 N13 \$												
FOP=[YR=2013;ORIG=15,14] E10 N8 W10 S8 \$												
FST=[YR=2004;ORIG=-6,14] W10 S7 E10 N7 \$												
DCK=[YR=2013;ORIG=0,0] W8 S8 E8 N8 \$												
FSP=[YR=1993;ORIG=-6,55] W11 S5 E11 N5 \$												
PTR=[ORIG=-6,55] E20 N6 S6 W20 \$												
DCK=[YR=2024;ORIG=-26,8] E12 S6 W2 W10 N6 \$												

BUILDING DIMENSIONS												
BAS=[YR=1993;ORIG=-6,35] W20 S20 E20 N20 \$												
BAS=[YR=2004;ORIG=-6,21] W10 N7 W10 S21 E20 N14 \$												
FUS=[YR=1993;ORIG=14,49] E17 N19 W16 W1 S19 \$												
FUS=[YR=2004;ORIG=15,30] E15 N16 W15 S16 \$												
DCK=[YR=2004;ORIG=15,6] E5 N9 E12 N5 W17 S14 \$												
DCK=[YR=2004;ORIG=0,8] W14 S6 E8 S7 E6 N13 \$												
FOP=[YR=2013;ORIG=15,14] E10 N8 W10 S8 \$												
FST=[YR=2004;ORIG=-6,14] W10 S7 E10 N7 \$												
DCK=[YR=2013;ORIG=0,0] W8 S8 E8 N8 \$												
FSP=[YR=1993;ORIG=-6,55] W11 S5 E11 N5 \$												
PTR=[ORIG=-6,55] E20 N6 S6 W20 \$												
DCK=[YR=2024;ORIG=-26,8] E12 S6 W2 W10 N6 \$												