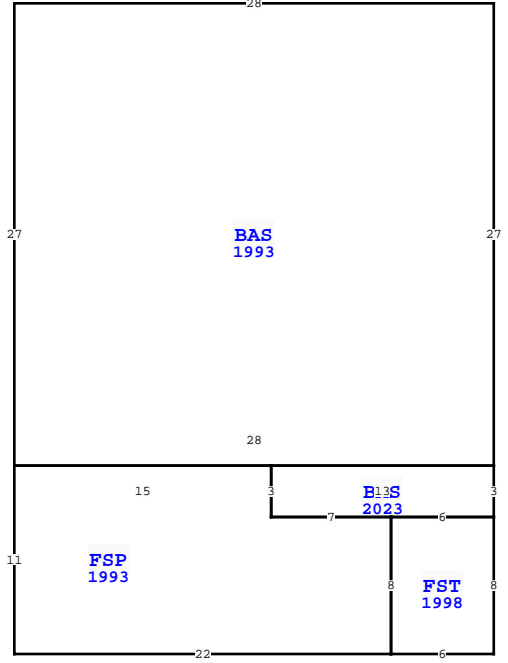


ELEMENT		CD	CONSTRUCTION		
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	30	VINYL	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	12	MODULAR MT	100		
Interior Wall	06	CUST	PANEL	100	
Interior Floo	10	LAMINATED	50		
Interior Floo	14	CARPET	50		
Heating Type	02	CONVECTION	100		
Air Condition	02	WINDOW	100		
Bedrooms		2	100		
Bathrooms		2	100		
Story Height		0	100		
Stories	1.	1.	100		
Units		0	100		
Quality	08	FAIR			
DOR CODE	0100	SINGLE	FAMILY		
MAP NUM	5	MKT AREA	13		
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	756	100	1993	756	55,994
BAS	39	100	2023	39	2,888
FSP	221	55	1993	122	9,036
FST	48	55	1998	26	1,926
TOTALS	1,064			943	69,844

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		Heated Area: 795		HX Base Yr 2024					



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			69,844
TOTAL MARKET OB/XF VALUE			7,367
TOTAL LAND VALUE - MARKET			30,000
TOTAL MARKET VALUE			107,211
SOH/AGL Deduction			0
ASSESSED VALUE			107,211
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			57,211
TOTAL JUST VALUE			107,211
NCON VALUE			13,850
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			55,326
CHANGED EYB BASED ON MLS PHOTOS			
FR 5YR CK 8/21/23; +/- XFOBS, CHG BATH; PU NEW TRA			
2023 TRIM RETURNED NO COA			
2022 TRIM RETURNED - VACANT - UTF			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001370	GENERATOR-CO	0	10/25/2017
20061469	REROOF	0	09/07/2006
2006817	REPLACE EXW/WINDO	0	05/12/2006
2006540	ELECT RESIDENTIAL	0	03/23/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1339/0260	11/29/2023	WD	Q	I	01	130,000
GRANTOR: CRUM JESSICA NICOLE						
GRANTEE: PILAND MELANIE DENI						
1156/0354	6/19/2020	QC	U	I	11	100
GRANTOR: MORGAN KENNETH WILLIS						
GRANTEE: CRUM JESSICA NICOLE						

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	0001	BLOCK UTIL	0	100	21	15			16.00	100	1965	1965	3	43	2,167	
2	0360	BOATDOCK F	0	100	12	12			15.00	100	1988	1988	3	20	432	
3	0060	DECK WOOD	0	100	38	12			5.00	100	2006	2006	3	97	2,212	
4	0060	DECK WOOD	0	100	12	10			5.00	100	2008	2008	3	97	582	
5	0055	PORTABLE C	0	100	30	20			0.00	100	2008	2008	3	34	0	
6	0700	PORT BLDG	0	100	10	8			0.00	100	2001	2001	3	58	0	
8	0960	SCREEN ROO	0	100	10	10			21.00	100	2005	2005	3	94	1,974	
15	0635	PORT MTL U	0	100	12	16			0.00	100	2024	2016	AV	72	0	
TOTAL OB/XF															7,367	

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	100			60.00	204.00	60.00	FF		1.00	1.00	1.00	500.00	500.00	30,000							