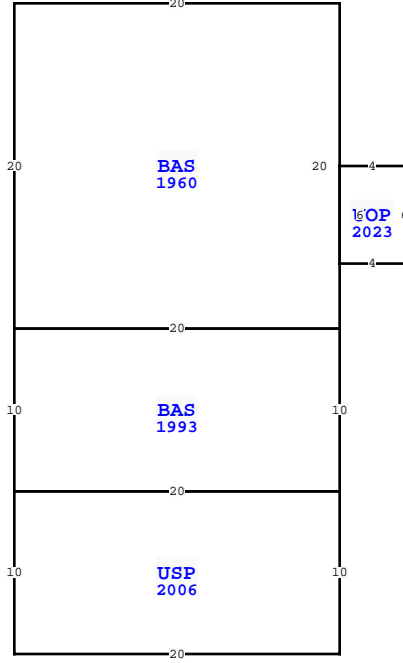


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	07	PIER BLOCK	100
Frame	02	WOOD FRAME	100
Exterior Wall	04	SINGLE SID	70
Exterior Wall	08	WD ON PLY	30
Roof Structur	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	100
Interior Wall	04	PLYWOOD	100
Interior Floo	08	SHT VINYL	100
Heating Type	14	MINI SPLIT	100
Air Condition	14	MINI SPLIT	100
Bedrooms		3	100
Bathrooms		1	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
BAS	400	100	1960
BAS	200	100	1993
UOP	24	20	2023
USP	200	40	2006
TOTALS	824		685

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%	- 2020		58,451	1960	1990	0	0	38.78	61.22
Heated Area: 600 HX Base Yr 2020											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			35,784
TOTAL MARKET OB/XF VALUE			2,303
TOTAL LAND VALUE - MARKET			15,000
TOTAL MARKET VALUE			53,087
SOH/AGL Deduction			12,624
ASSESSED VALUE			40,463
TOTAL EXEMPTION VALUE	HX HB		25,000
BASE TAXABLE VALUE			15,463
TOTAL JUST VALUE			53,087
NCON VALUE			5,651
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			34,956
2024 TRIM RTS; UTF -- MAIL ADDR UPDATED BACK TO 22			
QSTNR RTND - TEMP AWAY DUE TO ILLNESS IN FMLY - WI			
H4 -MAILED QUESTIONNAIRE			
FR 5YR CK 8/17/23 CHG EYB, HTTP/AC PU XFOB; CHG			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000471	RE-ROOF-CO	0	10/08/2020
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
1078/0346	6/29/2018	WD Q	I 01
			SALE PRICE
			45,000
GRANTOR: COUNCIL PROPERTIES LL			
GRANTEE: MCPHERSON RICHARD A			
0297/0831	4/24/1997	WD U	I
			31,000
GRANTOR: COUNCIL FAMILY LIMITE			
GRANTEE:			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=1960;ORIG=0,0] W20 S20 E20 N20 \$			
BAS=[YR=1993;ORIG=0,20] W20 S10 E20 N10 \$			
USP=[YR=2006;ORIG=-20,30] E20 S10 W20 N10 \$			
UOP=[YR=2023;ORIG=0,10] E4 S6 W4 N6 \$			

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
1	0360	BOATDOCK F	0	100	6	6		15.00	15.00	100	1983	1983	3	20
2	0375	WOOD WALK	0	100	38	4		15.00	15.00	100	1983	1983	3	20
3	0360	BOATDOCK F	0	100	11	8		15.00	15.00	100	1983	1983	3	20
4	0770	PUMP HOUSE	0	100	9	5		5.00	5.00	100	2014	2014	3	79
5	0211	CONCRETE W	0	100	36	2		6.00	6.00	100	1993	1993	3	20
6	0620	WOOD UTL B	0	100	8	12		6.00	6.00	100	2024	2020	AV	89
7	0955	PRIVACY FE	0	100	0	0		15.00	15.00	100	2024	2020	AV	97
TOTALS														
TOTAL OB/XF 2,303														

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
1	000132	C	SFR RIVER	100			60.00	243.00	1.00	LT		1.00	1.00	1.00
TOTAL ADJ UNIT PRICE 15,000.00														
ADJ UNIT PRICE 15,000.00														
LAND VALUE 15,000														