

ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
02	CONCR SLAB 100		
04	REIN CONC 100		
15	CONC BLOCK 100		
03	GABLE/HIP 100		
01	MINIMUM 100		
05	DRYWALL 100		
07	VYL PLANK 70		
11	CLAY TILE 30		
04	AIR DUCTED 100		
03	CENTRAL 100		
Bedrooms		3 100	
Bathrooms		1 100	
Story Height		0 100	
Stories		1. 1. 100	
Units		0 100	
Quality		03 AVERAGE	
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	1,102	100	1958
FEP	380	80	1994
FOP	20	30	2004
UST	40	45	2003
TOTALS	1,542		

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: 1406						HX Base Yr 2023																				
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>07/19/2018</th> <th>MMJTT</th> <th>LGL DATE</th> <th></th> </tr> <tr> <th>XF DATE</th> <th>07/19/2018</th> <th>MMJTT</th> <th>LAND DATE</th> <th>07/19/2018</th> </tr> <tr> <th>INC DATE</th> <th></th> <th></th> <th>AG DATE</th> <th></th> </tr> </thead> </table>												BLD DATE	07/19/2018	MMJTT	LGL DATE		XF DATE	07/19/2018	MMJTT	LAND DATE	07/19/2018	INC DATE			AG DATE	
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XF DATE	07/19/2018	MMJTT	LAND DATE	07/19/2018																						
INC DATE			AG DATE																							

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		70,678	
TOTAL MARKET OB/XF VALUE		21,875	
TOTAL LAND VALUE - MARKET		44,595	
TOTAL MARKET VALUE		137,148	
SOH/AGL Deduction		0	
ASSESSED VALUE		137,148	
TOTAL EXEMPTION VALUE		HX HB SX 100,000	
BASE TAXABLE VALUE		37,148	
TOTAL JUST VALUE		137,148	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		139,165	
WRONG PHONE# ON APP			
MAILED LTTR NEED PROOF OF INCOME FOR 2023 SX			
CHANGE UGR TO FGR			
SALES CHECK FOR 2022 CHANGE XFOB TO VINYL			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2007876	POLE BARN	0	06/19/2007
30473	ELECT	0	07/03/2003
30375	UTIL	0	06/11/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1253/0624	2/25/2022	WD Q	I	01		169,500
GRANTOR: CASEY TAMSI H & DELWY						
GRANTEE: NICHOLOSI LINDA M						
0984/0467	11/06/2015	QC U	I	30		100
GRANTOR: CASEY TAMSI H						
GRANTEE: CASEY TAMSI H & DEL						

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	17 12	204.00	SF	6.00	6.00	100	1980	1980	3	20	245	
2	0770	PUMP HOUSE	0 100	7 6	42.00	SF	5.00	5.00	100	1980	1980	3	0	0	
3	0001	BLOCK UTIL	0 100	4 4	16.00	SF	16.00	16.00	100	1980	1980	3	20	51	
4	0060	DECK WOOD	0 100	5 10	50.00	SF	5.00	5.00	100	2003	2003	3	20	50	
5	0160	GARAGE FIN	0 100	20 20	400.00	SF	40.00	40.00	100	2015	2015	3	84	13,440	
6	0040	CARPORT FI	0 100	20 10	200.00	SF	12.00	12.00	100	2007	2007	3	68	1,632	
7	0055	PORTABLE C	0 100	30 25	750.00	SF	3.00	3.00	100	2002	2002	3	20	450	
8	0211	CONCRETE W	0 100	15 4	60.00	SF	6.00	6.00	100	2014	2014	3	62	223	
9	0211	CONCRETE W	0 100	16 3	48.00	SF	6.00	6.00	100	2015	2015	3	67	193	
10	0955	PRIVACY FE	0 100	0 0	281.00	LF	15.00	15.00	100	2018	2018	3	95	4,004	
TOTALS															20,288

BUILDING NOTES														
UST=[YR=2003] W8 FOP=[YR=2004] W4 S5 E4 N5 \$ S5 E8 BAS=[YR=1958] W38 S29 E38 FEP=[YR=1994] W38 S10 E38 N10\$ N29\$ N5\$.														

BUILDING DIMENSIONS														
UST=[YR=2003] W8 FOP=[YR=2004] W4 S5 E4 N5 \$ S5 E8 BAS=[YR=1958] W38 S29 E38 FEP=[YR=1994] W38 S10 E38 N10\$ N29\$ N5\$.														

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	000100	C	SFR	100			0.00	0.00	5.95	AC		1.00	1.00	1.00	7,500.00	7,500.00	44,595							

