

BUILDING CHARACTERISTICS		MARKET ADJUSTMENTS												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
Foundation	01	WOOD FRAME 100	0100	01	1,262	100.6400	95.61	120,660	1950	1966	0	0	57.00	43.00
Frame	02	WOOD FRAME 100	1 SINGLE FAM 100% - 2022 Heated Area: 1236 HX Base Yr 2022											
Exterior Wall	30	VINYL 100												
Roof Structur	03	GABLE/HIP 100												
Roof Cover	01	MINIMUM 100												
Interior Wall	05	DRYWALL 80												
Interior Wall	06	CUST PANEL 20												
Interior Floo	11	CLAY TILE 100												
Heating Type	04	AIR DUCTED 100												
Air Condition	02	WINDOW 100												
Bedrooms	3 100													
Bathrooms	1.5 100													
Story Height	0 100													
Stories	1. 100													
Units	0 100													
Quality	02	BELOW AVERAGE												
DOR CODE	0100	SINGLE FAMILY												
MAP NUM	5	MKT AREA	08											
NEIGHBORHOOD/LOC	000	1.00/												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE									
BAS	948	100	1993	948	38,974									
BAS	128	100	2014	128	5,262									
BAS	160	100	2014	160	6,578									
UOP	128	20	2014	26	1,069									
TOTALS	1,364			1,262	51,884									

EXTRA FEATURES		TOTAL OB/XF 5,239														
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	0940	OPEN SHED	0 100	9	6	54.00	SF	4.00	4.00	100	2002	2002	3	20	43	
2	0211	CONCRETE W	0 100	16	3	48.00	SF	6.00	6.00	100	1993	1993	3	20	58	
3	0213	CONCRETE P	0 100	9	8	72.00	SF	6.00	6.00	100	1996	1996	3	100	432	
4	0700	PORT BLDG	0 100	35	12	420.00	SF	8.00	8.00	100	2004	2004	3	62	2,083	
5	0055	PORTABLE C	0 100	24	20	480.00	SF	3.00	3.00	100	2010	2010	3	43	619	
6	0955	PRIVACY FE	0 100	0	0	8.00	LF	15.00	15.00	100	2018	2018	3	95	114	
7	0055	PORTABLE C	0 100	20	18	360.00	SF	3.00	3.00	100	2015	2015	3	67	724	
8	0055	PORTABLE C	0 100	20	18	360.00	SF	3.00	3.00	100	2016	2016	3	72	778	
9	0210	CONCRETE D	0 100	20	18	45.00	SF	6.00	6.00	100	2016	2016	3	72	194	
10	0210	CONCRETE D	0 100	3	15	45.00	SF	6.00	6.00	100	2016	2016	3	72	194	

WAKULLA COUNTY PROPERTY				PAGE 1 of 2				3
VALUATION SUMMARY				STANDARD				
VALUATION BY				Tax Group: 3				STANDARD
BUILDING MARKET VALUE				Tax Dist:				51,884
TOTAL MARKET OB/XF VALUE								7,052
TOTAL LAND VALUE - MARKET								10,000
TOTAL MARKET VALUE								68,936
SOH/AGL Deduction								0
ASSESSED VALUE								68,936
TOTAL EXEMPTION VALUE				HX HB				43,936
BASE TAXABLE VALUE								25,000
TOTAL JUST VALUE								68,936
NCON VALUE								0
INCOME VALUE								
PREVIOUS YEAR MKT VALUE								68,884
ADDED SPOU SSN, JEFFREY S DAWSON								
NEED SPOUSE SS#								
MC OR 1267 P 824								
REMOVE HX, PORTED FOR 2021								
PERMIT NUM	DESCRIPTION	AMT	ISSUED					
18000084	HVAC	0	03/02/2018					
15000274	ELEC	0	04/06/2015					
2014156	REMODEL	0	02/25/2014					
SALES DATA								
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE		
BUILDING NOTES								
BUILDING DIMENSIONS								
BAS=[YR=1993] W21 N8 BAS=[YR=2014] S8 E16 N8 W16\$ UOP=[YR=2014] E16 N8 W16 S8\$ W15 S31 E26 BAS=[YR=2014] W16 S10 E16 N10\$ E10 N23\$.								

LAND DESCRIPTION		TOTAL OB/XF 5,239																						
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	1.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,000							

