

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	03	CONCR STEM 100
Frame	02	WOOD FRAME 100
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	GALVALUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	12	HARDWOOD 100
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
Quality	08	FAIR
DOR CODE	0100	SINGLE FAMILY
MAP NUM	1	MKT AREA 09
NEIGHBORHOOD/LOC	000	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,596	100
FOP	144	30
PTO	197	5
TOTALS	1,937	1,649

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	0% - 0		78.66	129,710	1950	1974	0	0	60.00	40.00	Heated Area: 1596 HX Base Yr	

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	0520	WORK SHOP	0	0	40	30	1,200.00	SF	12.00	12.00	100	1980	1980	3	20	2,880	
2	0090	CHAINLINK	0	0	0	0	250.00	LF	12.00	12.00	100	1980	1980	3	20	600	
3	0050	CARPORT UN	0	0	10	25	250.00	SF	9.00	9.00	100	1989	1989	3	46	1,035	
4	0050	CARPORT UN	0	0	40	12	480.00	SF	9.00	9.00	100	1980	1980	3	20	864	
5	0620	WOOD UTL B	0	0	8	10	80.00	SF	6.00	6.00	100	1989	1989	3	20	96	
TOTAL OB/XF 5,475																	

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	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	0		C2	0.00	0.00	1.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,000							
2	001000	C	VAC COMMERCI	0		C2	0.00	0.00	2.05	AC		1.00	1.00	1.00	15,000.00	15,000.00	30,750							

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			51,884
TOTAL MARKET OB/XF VALUE			5,475
TOTAL LAND VALUE - MARKET			40,750
TOTAL MARKET VALUE			98,109
SOH/AGL Deduction			0
ASSESSED VALUE			98,109
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			98,109
TOTAL JUST VALUE			98,109
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			98,132

SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q U / V I / RSN CD	SALE PRICE
1242/0478	12/09/2021	WD Q	I 01	179,000
GRANTOR: AVITABLE TIMOTHY ROSS				
GRANTEE: GUTIERREZ ROBERT &				

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=1993] W42 PTO=[YR=1994] W16 S5 E7 S13 E9 N18\$ S38 E12 FOP=[YR=1993] S8 E18 N8 W18\$ E30 N38\$.			