

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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,596	100	1993	1,596	50,216
FOP	144	30	1993	43	1,353
PTO	197	5	1994	10	315
TOTALS	1,937			1,649	51,884

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,649	82.8000	78.66	129,710	1950	1974	0	0	60.00	40.00		
1 SINGLE FAM 0% - 0 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				PAGE 1 of 1	3	
VALUATION SUMMARY						
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	0					
PREVIOUS YEAR MKT VALUE	98,132					
2024 TRIM RTS - UTF						
2023 TRIM RTND, UTF						
XFOB DEMO XFOB PU XFOB						
EXW RCVR HTTP CHG CODE UT XFOB PU LEN WID						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1242/0478	12/09/2021	WD Q	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\$.			