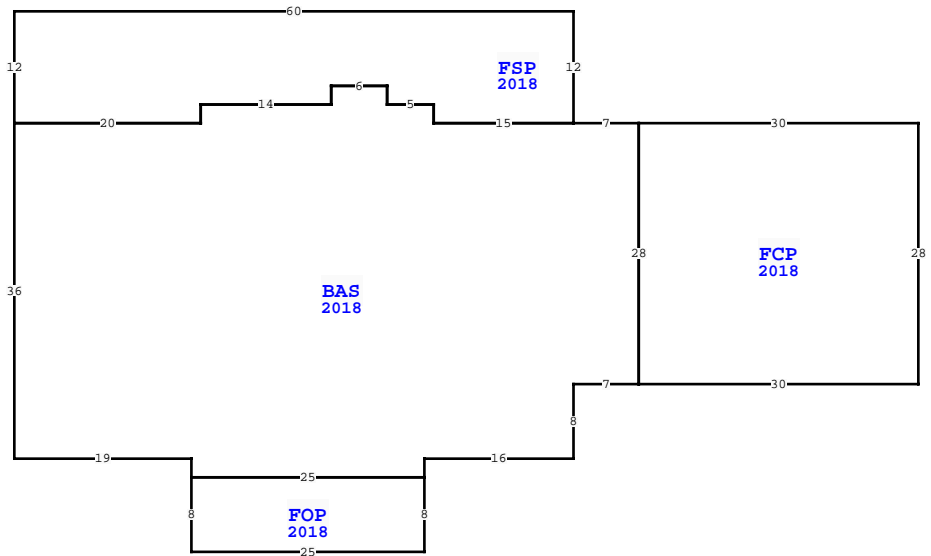




ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 90				
20	FACE BRICK 10				
03	GABLE/HIP 100				
12	MODULAR MT 100				
05	DRYWALL 100				
10	LAMINATED 100				
04	AIR DUCTED 100				
03	CENTRAL 100				
	3 100				
	2.5 100				
	0 100				
1.	1. 100				
	0 100				
03	AVERAGE				
5000	IMPRVD AG RES				
1	MKT AREA		09		
282.00	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,468	100	2018	2,468	250,122
FCP	840	25	2018	210	21,283
FOP	200	30	2018	60	6,081
FSP	658	55	2018	362	36,687
TOTALS	4,166			3,100	314,173

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,100	112.3000	106.68	330,708	2018	2018	0	0	5.00	95.00	
1 SINGLE FAM 100% - 2019 Heated Area: 2468 HX Base Yr 2019												



WAKULLA COUNTY PROPERTY				PAGE 1 of 3	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				425,143		
TOTAL MARKET OB/XF VALUE				46,243		
TOTAL LAND VALUE - MARKET				410,000		
TOTAL MARKET VALUE				512,061		
SOH/AGL Deduction				14,344		
ASSESSED VALUE				497,717		
TOTAL EXEMPTION VALUE				HX HB 50,000		
BASE TAXABLE VALUE				447,717		
TOTAL JUST VALUE				881,386		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				485,702		
2022 AG RENEW RECD						
COC R210090 CORRECT TRAV ON BLDG 2						
5 YR PRCL CK, PU BLDG 2 & 3						
2021 AG RENEWAL RECD						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
20000046	SHED-CO	0	01/14/2020			
19001408	ELECTRIC	0	10/18/2019			
19001039	COTTAGE/SHOP-CO	0	07/25/2019			
18001405	GENERATOR	0	12/17/2018			
18000384	BARN-CO	0	04/12/2018			
17001643	SFD-CO	0	01/25/2018			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0902/0601	2/19/2013	WD	U	V	12	135,000
GRANTOR: AMERIS BANK						
GRANTEE: FOX FRED D & PAMELA						
0874/0083	3/08/2012	CT	U	V	11	100
GRANTOR: MCKINNEY SCOTT & PENN						
GRANTEE: AMERIS BANK						
BUILDING NOTES						
BUILDING DIMENSIONS						
FCP=[YR=2018] W30 S28 BAS=[YR=2018] N28 W7 FSP=[YR=2018] N12 W60 S12 E20 N2 E14 N2 E6 S2 E5 S2 E15\$ W15 N2 W5 N2 W6 S2 W14 S2 W20 S36 E19 S2 FOP=[YR=2018] S8 E25 N8 W25\$ E25 N2 E16 N8 E7\$ E30 N28\$.						

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	0030	BARN, POLE	0	100	60	32		9.00	9.00	100	2005	2005	3	24	4,147	
2	0210	CONCRETE D	0	100	0	0	SF	6.00	6.00	100	2018	2018	3	80	3,456	
3	0211	CONCRETE W	0	100	51	4	SF	6.00	6.00	100	2018	2018	3	80	979	
4	0170	GARAGE UNF	0	100	40	40	SF	25.00	25.00	100	2018	2018	3	90	36,000	
5	0211	CONCRETE W	0	100	4	4	SF	6.00	6.00	100	2018	2018	3	80	77	
6	0210	CONCRETE D	0	100	33	10	SF	6.00	6.00	100	2018	2018	3	80	1,584	

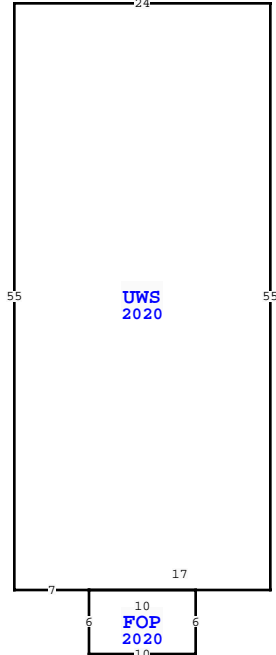
LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000110	C	SFR RURAL	100		PUD	0.00	0.00	1.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	15,000							
2	005970	A	TIMBER MIX 1	0		PUD	0.00	0.00	79.00	AC		1.00	1.00	1.00	325.00	325.00	25,675							

TOTAL OB/XF													46,243										
REVIEW DATE 06/10/2020 BY RTJT Total Acres: 80.00 Total Land Value: 40,675 Market: 395,000 Agricultural: 25,675 Common: 15,000 PRINTED 06/24/2026 BY SYS																							



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB 100	
Frame	02	WOOD FRAME 100	
Exterior Wall	05	HARDIE BRD 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall		N/A 100	
Interior Floor	01	NONE 100	
Heating Type		N/A 100	
Air Condition	00	N/A 100	
Bathrooms		1 100	
Story Height		0 100	
Stories	1.	1. 100	
Units		0 100	
Quality	03	AVERAGE	
DOR CODE	5000	IMPRVD AG RES	
MAP NUM	1	MKT AREA	09
NEIGHBORHOOD/LOC	282.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
FOP	60	30	2020
UWS	1,320	25	2020
TOTALS	1,380		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
3	WKSHP/BARN	100%	- 2019									Heated Area: 0	HX Base Yr 2019



WAKULLA COUNTY PROPERTY				PAGE 3 of 3	3	
VALUATION SUMMARY						
VALUATION BY		STANDARD				
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE		425,143				
TOTAL MARKET OB/XF VALUE		46,243				
TOTAL LAND VALUE - MARKET		410,000				
TOTAL MARKET VALUE		512,061				
SOH/AGL Deduction		14,344				
ASSESSED VALUE		497,717				
TOTAL EXEMPTION VALUE		50,000		HX HB		
BASE TAXABLE VALUE		447,717				
TOTAL JUST VALUE		881,386				
NCON VALUE		0				
INCOME VALUE						
PREVIOUS YEAR MKT VALUE		485,702				
5 YR PRCL CH, PU XFOB LN 2-6, PU NEW SFD						
CHG ADD. OWNER IN TO HX AND UPDATE.						
5 YR PRCL CH, N/C						
APPROVE AG FOR 2014						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0902/0601	2/19/2013	WD	U	V	12	135,000
GRANTOR: AMERIS BANK						
GRANTEE: FOX FRED D & PAMELA						
0874/0083	3/08/2012	CT	U	V	11	100
GRANTOR: MCKINNEY SCOTT & PENN						
GRANTEE: AMERIS BANK						
BUILDING NOTES						
BUILDING DIMENSIONS						
UWS=[YR=2020] W24 S55 E7 FOP=[YR=2020] S6 E10 N6 W10\$ E17 N55\$.						

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

TOTAL OB/XF														0		

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

TOTAL OB/XF														0										