

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR	SLAB 100
Frame	02	WOOD	FRAME 100
Exterior Wall	20	FACE	BRICK 100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP	SHNGL 100
Interior Wall	05	DRYWALL	100
Interior Floo	08	SHT	VINYL 50
Interior Floo	14	CARPET	50
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	03	AVERAGE	
DOR CODE	5000	IMPRVD AG RES	
MAP NUM	2	MKT AREA	10
NEIGHBORHOOD/LOC	000	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,768	100	1993
FGR	600	50	1993
FSP	340	55	1993
FST	250	55	1993
TOTALS	2,958		

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%	- 0									Heated Area: 1768 HX Base Yr	
BLD DATE	08/29/2018			RTJ/T	LGL DATE	08/29/2018			RTJ/T				
XF DATE	08/29/2018			RTJ/T	LAND DATE	08/29/2018			RTJ/T				
INC DATE													

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY		STANDARD				
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE		177,776				
TOTAL MARKET OB/XF VALUE		6,661				
TOTAL LAND VALUE - MARKET		110,410				
TOTAL MARKET VALUE		205,189				
SOH/AGL Deduction		102,454				
ASSESSED VALUE		102,735				
TOTAL EXEMPTION VALUE		WX HX HB 55,000				
BASE TAXABLE VALUE		47,735				
TOTAL JUST VALUE		294,847				
NCON VALUE		0				
INCOME VALUE						
PREVIOUS YEAR MKT VALUE		202,081				
DC OR 1347 P 299 PHYLLIS SPEARS						
DC OR 1343 P 73 JERRY SPEARS						
ADDRESS CLEANUP - MV TO LN 1						
JS 5 YR CK, DEMO XFOB, PU XFOBS.						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
OB24-000473	REPLACE 19 WINDOW		06/28/2024			
21000136	MECH-CC	0	03/23/2021			
2013349	RE-ROOF	0	06/03/2013			
021119	N/A	0	06/27/1996			
19265	N/A	0	02/15/1995			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1199/0172	3/24/2021	QC	U	I	30	100
GRANTOR: SPEARS JERRY & PHYLLI						
GRANTEE: KILLIAN KYLE, NELSO						
BUILDING NOTES						
BUILDING DIMENSIONS						
FST=[YR=1993] W25 FSP=[YR=1993] W10 BAS=[YR=1993] W52 S34E52 N34 \$ S34 E10 N34 \$ S10 FGR=[YR=1993] S24 E25 N24 W25 \$ E25 N10\$.						

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	0	0			2,128.00	SF	9.00	9.00	100	1974	1974	3	20	3,830	
2	0140	FIRE PLACE	0	100	0	0			1.00	UT	1,900.00	1,900.00	100	1989	1989	3	46	874	
3	0770	PUMP HOUSE	0	100	12	10			120.00	SF	0.00	0.00	100	2020	2020	3	97	0	
4	0620	WOOD UTL B	0	100	13	21			273.00	SF	6.00	6.00	100	1993	1993	3	20	328	
5	0620	WOOD UTL B	0	100	16	30			480.00	SF	6.00	6.00	100	1993	1993	3	20	576	
6	0940	OPEN SHED	0	100	12	30			360.00	SF	4.00	4.00	100	1993	1993	3	20	288	
7	0211	CONCRETE W	0	100	60	3			180.00	SF	6.00	6.00	100	1994	1994	3	20	216	
8	0525	UTL BLD <1	0	100	12	10			120.00	SF	0.00	0.00	100	2022	2022	3	97	0	
9	0730	FINISHED O	0	100	10	4			40.00	SF	14.00	14.00	100	2022	2022	3	98	549	
TOTAL OB/XF														6,661					

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	000110	C	SFR RURAL	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	15,000							
2	006000	A	PASTURE 1	0			0.00	0.00	10.00	AC		1.00	1.00	1.00	325.00	325.00	3,250							
3	005970	A	TIMBER MIX 1	0			0.00	0.00	7.08	AC		1.00	1.00	1.00	325.00	325.00	2,302							
4	005996	A	AG WETLAND	0			0.00	0.00	2.00	AC		1.00	1.00	1.00	100.00	100.00	200							