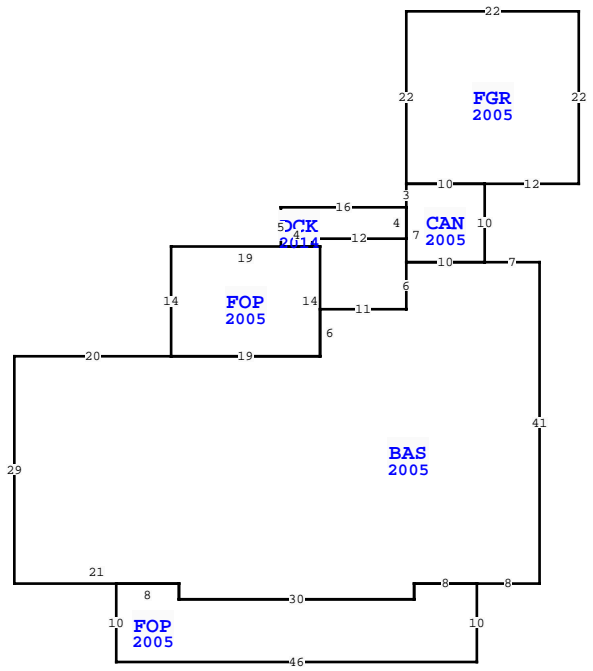


ELEMENT		CD	CONSTRUCTION		
Foundation	03	CONCR	STEM	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	100	
Roof Structur	03	GABLE	HIP	100	
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL	100		
Interior Floo	11	CLAY	TILE	50	
Interior Floo	12	HARDWOOD	50		
Heating Type	04	AIR	DUCTED	100	
Air Condition	03	CENTRAL	100		
Bedrooms			4	100	
Bathrooms			2.5	100	
Story Height			0	100	
Stories	1.		1.	100	
Units			0	100	
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	2	MKT AREA	01		
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,273	100	2005	2,273	221,334
CAN	100	30	2005	30	2,922
DCK	68	10	2014	7	681
FGR	484	50	2005	242	23,565
FOP	266	30	2005	80	7,790
FOP	400	30	2005	120	11,685
TOTALS	3,591			2,752	267,976

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,752	125.0000	118.75	326,800	2005	2005	0	0	18.00	82.00
1 SINGLE FAM 100% - 2021 Heated Area: 2273 HX Base Yr 2021											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 2	
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	267,976		
TOTAL MARKET OB/XF VALUE	33,035		
TOTAL LAND VALUE - MARKET	37,500		
TOTAL MARKET VALUE	338,511		
SOH/AGL Deduction	35,524		
ASSESSED VALUE	302,987		
TOTAL EXEMPTION VALUE	HX HB VX 55,000		
BASE TAXABLE VALUE	247,987		
TOTAL JUST VALUE	338,511		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	338,638		
ADD HX & VX FOR 2021-MCCLASKEY			
5 YR PRCL CH, PU XFOB LN 12			
EMLD DR501R TO VOLUSIA CO FOR CARPENTER			
COA PER NCOA REPORT			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OBN24-00000	GENERATOR-CC		01/05/2024
OB22-000596	HVAC CHANGE OUT		09/27/2022
20000735	POLE BARN/CARPORT	0	08/07/2020
2014159	GENERATOR	0	02/26/2014
201464	ADDITION	0	01/27/2014
20051725	POOL	0	11/09/2005
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD SALE PRICE
1145/0529	3/26/2020	WD Q	I 01 385,000
GRANTOR: CARPENTER TODD V			
GRANTEE: MCCLASKEY MICHAEL M			
1048/0638	9/20/2017	WD Q	I 01 325,000
GRANTOR: BARINEAU CAROL & HAMP			
GRANTEE: CARPENTER TODD V			
BUILDING NOTES			
BUILDING DIMENSIONS			
FGR=[YR=2005] W22 S22 E10 CAN=[YR=2005] W10 S3 DCK=[YR=2014] W16 S5 E4 N1 E12 N4\$ S7 E10 BAS=[YR=2005] W10 S6 W11 S6 W19 FOP=[YR=2005] E19 N14 W19 S14\$ W20 S29 E21 S2 E30 N2 E8 FOP=[YR=2005] W8 S2 W30 N2 W8 S10 E46 N10\$ E8 N41 W7\$ N10\$ E12 N22\$.			

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	0125	MTL/VYL AC	0	100	0	0			189.00	LF	19.00	100	2005	2005	3	24	862	
2	0130	FIRE PLACE	0	100	0	0			1.00	UT	1,300.00	1,300.00	100	2005	2005	3	64	832
3	0211	CONCRETE W	0	100	0	0			106.00	SF	6.00	6.00	100	2005	2005	3	24	153
4	0220	POOL VINYL	0	100	35	16			560.00	SF	60.00	60.00	100	2005	2005	3	40	13,440
5	0211	CONCRETE W	0	100	0	0			1,969.00	SF	6.00	6.00	100	2005	2005	3	24	2,835
6	0210	CONCRETE D	0	100	0	0			1,077.00	SF	6.00	6.00	100	2005	2005	3	24	1,551
7	0955	PRIVACY FE	0	100	0	0			26.00	LF	15.00	15.00	100	2005	2005	3	20	78
8	0700	PORT BLDG	0	100	6	12			72.00	SF	8.00	8.00	100	2005	2005	3	64	369
9	0625	PORT WD UT	0	100	20	10			200.00	SF	6.00	6.00	100	2014	2014	3	62	744
10	0055	PORTABLE C	0	100	20	20			400.00	SF	3.00	3.00	100	2014	2014	3	62	744

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	DPTH 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	5.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	37,500							

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										WAKULLA COUNTY PROPERTY																											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																									
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 267,976 TOTAL MARKET OB/XF VALUE 33,035 TOTAL LAND VALUE - MARKET 37,500 TOTAL MARKET VALUE 338,511 SOH/AGL Deduction 35,524 ASSESSED VALUE 302,987 TOTAL EXEMPTION VALUE HX HB VX 55,000 BASE TAXABLE VALUE 247,987 TOTAL JUST VALUE 338,511 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 338,638																											
																				5 YR PRCL CK, PU XFOB LN 9-11 SOH PORTED FROM 10187-027 FOR 18/T CARPENTER CHG QUAL, PU XFOB LN 6-8 5 YR PRCL CH, PU CORR TRAV, PU FNDN & FRME,																											
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11	0250	ASPHALT AV	0 100	0 0	1,464.00	SF	2.00	2.00	100	2014	2014	3	62	1,815																																	
12	0030	BARN, POLE	0 100	40 30	1,200.00	SF	9.00	9.00	100	2020	2020	3	89	9,612																																	
TOTAL OB/XF 11,427																																															
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REVIEW DATE 01/21/2021 BY FRAK Total Acres: 5.00 Total Land Value: 37,500 Market: 0 Agricultural: 0 Common: 37,500 PRINTED 04/08/2026 BY SYS																																															