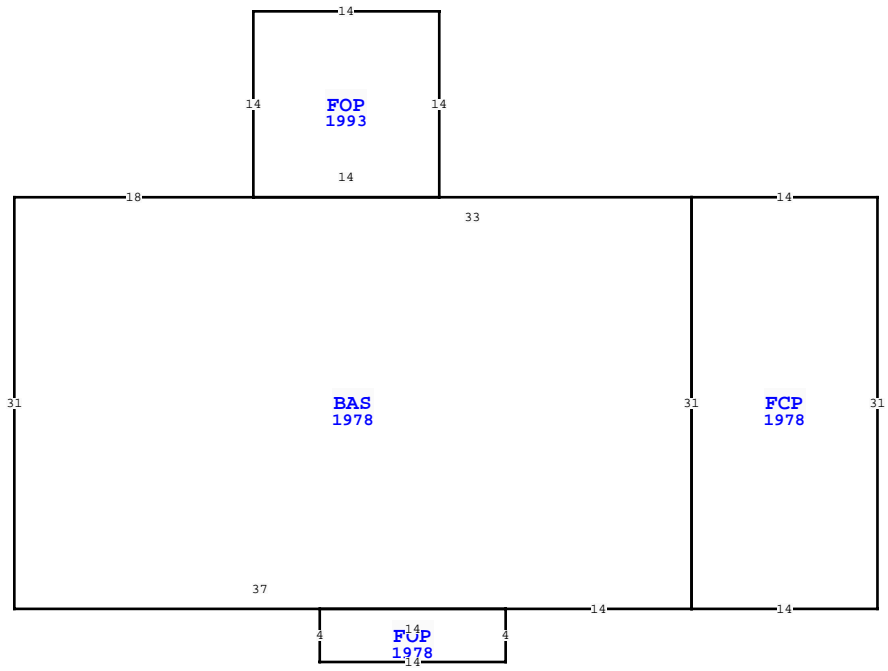


BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Foundation	02	CONCR SLAB 100			
Frame	20	WOOD FRAME 100			
Exterior Wall	20	FACE BRICK 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	04	PLYWOOD 100			
Interior Floo	14	CARPET 80			
Interior Floo	11	CLAY TILE 20			
Heating Type	04	AIR DUCTED 100			
Air Condition	03	CENTRAL 100			
Bedrooms		3 100			
Bathrooms		1.5 100			
Story Height		0 100			
Stories	1.	1. 100			
Units		0 100			
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	5	MKT AREA 10			
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,581	100	1978	1,581	97,477
FCP	434	25	1978	108	6,659
FOP	56	30	1978	17	1,048
FOP	196	30	1993	59	3,638
TOTALS	2,267			1,765	108,821

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,765	118.0000	112.10	197,856	1978	1978	0	0	45.00	55.00
1 SINGLE FAM 100% - 0 Heated Area: 1581 HX Base Yr											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		108,821	
TOTAL MARKET OB/XF VALUE		15,608	
TOTAL LAND VALUE - MARKET		30,000	
TOTAL MARKET VALUE		154,429	
SOH/AGL Deduction		18,066	
ASSESSED VALUE		136,363	
TOTAL EXEMPTION VALUE		WX VT HX HB 136,363	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		154,429	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		146,351	
DC OR 1305 P 615 DAVID KING			
5YR CK MM DEMO XFOB X2 CHG XFOB CODES X3			
KING, DAVID. SEE DOCUMENTATION			
ADD VT(100% COMBAT RELATED T&P FOR 2020-			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000376	MECH	0	07/14/2021
16000344	RE-ROOF	0	04/12/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1280/0859	8/11/2022	CD U	I	I	11	100
GRANTOR: KING DAVID L & KAREN						
GRANTEE: KING MICHAEL & DAVI						
1278/0247	8/11/2022	CD U	I	I	11	100
GRANTOR: KING DAVID L & KAREN						
GRANTEE: KING MICHAEL & KING						

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	0610	VINYL UTL	0 100	24	16	384.00	SF	6.00	6.00	100	1980	1980	3	20	461	
2	0935	OPEN SHED	0 100	48	24	1,152.00	SF	6.00	6.00	100	1980	1980	3	20	1,382	
3	0940	OPEN SHED	0 100	16	8	128.00	SF	4.00	4.00	100	1980	1980	3	20	102	
4	0130	FIRE PLACE	0 100	0	0	1.00	UT	1,300.00	1,300.00	100	1978	1978	3	20	260	
5	0211	CONCRETE W	0 100	54	2	108.00	SF	6.00	6.00	100	1978	1978	3	20	130	
6	0213	CONCRETE P	0 100	28	10	280.00	SF	6.00	6.00	100	1978	1978	3	100	1,680	
7	0960	SCREEN ROO	0 100	8	6	48.00	SF	21.00	21.00	100	1990	1990	3	47	474	
8	0250	ASPHALT AV	0 100	354	9	3,186.00	SF	2.00	2.00	100	2009	2009	3	39	2,485	
9	0050	CARPORT UN	0 100	36	14	504.00	SF	9.00	9.00	100	2001	2001	3	58	2,631	
10	0700	PORT BLDG	0 100	20	10	200.00	SF	8.00	8.00	100	2006	2006	3	66	1,056	
TOTALS															10,661	

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	000100	C	SFR	100			165.00	649.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

