

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
01	WOOD FRAME 100				
02	WOOD FRAME 100				
30	VINYL 100				
03	GABLE/HIP 100				
13	GALVALUM 100				
05	DRYWALL 100				
07	VYL PLANK 50				
14	CARPET 50				
04	AIR DUCTED 100				
03	CENTRAL 100				
4	100				
2	100				
1.	1.100				
00	N/A 100				
0	100				
08	FAIR				
0200	MOBILE HOME				
5	MKT AREA	02			
000	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,100	100	1999	2,100	109,153
DCK	120	10	2004	12	624
DCK	150	10	2004	15	780
USP	160	50	2004	80	4,158
TOTALS	2,530			2,207	114,715

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0200	02	2,207	100.3500	70.24	155,020	1996	2010	0	0	0	26.00	74.00	
1 MOBILE HOM 0% - 2023 Heated Area: 2100 HX Base Yr													

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		114,715	
TOTAL MARKET OB/XF VALUE		9,111	
TOTAL LAND VALUE - MARKET		52,300	
TOTAL MARKET VALUE		176,126	
SOH/AGL Deduction		25,769	
ASSESSED VALUE		150,357	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		150,357	
TOTAL JUST VALUE		176,126	
NCON VALUE		312	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		136,405	
5 YR CK MM 06-08-2023 PU XFOB 0210 X 2			
PER PRCL COMB REQUEST BY OWNER			
COMB PRCL 02788-006 4.07 AC M/L			
5 YR PRCL CK, DEL XFOB LN 11			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2009720	CPT	0	09/01/2009
2006822	REROOF	0	05/15/2006
020380	N/A	0	12/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1296/0295	12/21/2022	WD	Q	I	01	190,000
GRANTOR: CARTER JOEY H & SANDY						
GRANTEE: MCKENZIE JOSEPH S &						
1244/0425	12/23/2021	QC	U	I	11	100
GRANTOR: CARTER JOEY HENRY & S						
GRANTEE: CARTER JOEY H & SAN						

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	0590	GRN HSE AV	0	0	7	7	49.00	SF	5.00	5.00	100	2004	2004	3	23	56	
2	0170	GARAGE UNF	0	0	20	20	400.00	SF	25.00	25.00	100	2004	2004	3	62	6,200	
3	0940	OPEN SHED	0	0	20	10	200.00	SF	4.00	4.00	100	2004	2004	3	23	184	
4	0950	METAL SHED	0	0	20	12	240.00	SF	8.00	8.00	100	2004	2004	3	23	442	
5	0700	PORT BLDG	0	0	14	10	140.00	SF	8.00	8.00	100	1990	1990	3	47	526	
6	0130	FIRE PLACE	0	0	0	0	1.00	UT	1,300.00	1,300.00	100	1996	1996	3	53	689	
7	0055	PORTABLE C	0	0	30	20	600.00	SF	3.00	3.00	100	2009	2009	3	39	702	
12	0210	CONCRETE D	0	0	10	5	50.00	SF	6.00	6.00	100	2024	2012		52	156	
13	0210	CONCRETE D	0	0	10	5	50.00	SF	6.00	6.00	100	2024	2012		52	156	
TOTAL OB/XF														9,111			

BUILDING NOTES			
BAS=[YR=1999] W16 USP=[YR=2004] N10 W16 DCK=[YR=2004] W12 S10 E12 N10\$ S10 E16\$ W60 S28 E29 DCK=[YR=2004] S10 E13 N12 W10 S2 W3\$ E3 N2 E10 S2 E2 N2 E4 S2 E28 N28\$.			

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	000201	C	MH	0			0.00	0.00	5.23	AC		1.00	1.00	1.00	10,000.00	10,000.00	52,300							