

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR	SLAB 100
Frame	02	WOOD	FRAME 100
Exterior Wall	19	COMMON	BRK 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	03	FORCED AIR	100
Air Condition	03	CENTRAL	100
Bedrooms		4	100
Bathrooms		2	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	11
NEIGHBORHOOD/LOC	187.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	3,022	100	1993
FGR	528	50	1993
FOP	210	30	1993
FOP	420	30	2007
PTO	60	5	2007
TOTALS	4,240		

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%	- 2004								
Heated Area: 3022 HX Base Yr 2004											
BLD DATE	08/22/2017	RTSR	LGL DATE	08/22/2017	RTSR						
XF DATE	08/22/2017	RTSR	AG DATE	08/22/2017	RTSR						

WAKULLA COUNTY PROPERTY				PAGE 1 of 2	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				256,927		
TOTAL MARKET OB/XF VALUE				39,613		
TOTAL LAND VALUE - MARKET				60,000		
TOTAL MARKET VALUE				356,540		
SOH/AGL Deduction				108,962		
ASSESSED VALUE				247,578		
TOTAL EXEMPTION VALUE				HX HB 50,000		
BASE TAXABLE VALUE				197,578		
TOTAL JUST VALUE				356,540		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				321,405		
SOLAR PANELS CC OBN23-130						
INCR EYB 1991-1995 RE-ROOF CC 7-2022						
5 YEAR PARCEL CHECK, NO CHANGE						
5 YR PRCL CH, N/C						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
OBN23-00013	SOLAR PANELS-CC		04/26/2023			
OB22-000466	RE-ROOF-CC	0	07/13/2022			
OBN21-00022	ELECT-CC	0	08/16/2021			
2007523	POOL ENCLOSURE	0	04/17/2007			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0450/0682	7/22/2002	WD Q	Q	I		242,000
GRANTOR: NORRMAN ROBERT & JACK						
GRANTEE: FRANCK JEFFERY W &						
0150/0036	2/21/1989	WD Q	V			22,500
GRANTOR:						
GRANTEE:						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=1993] W16 PTO=[YR=2007] N10 W6 S10 E6\$ W6						
FOP=[YR=2007] N10 W42 S10 E42\$ W51 S46 E22 FOP=[YR=1993] S7						
E30 N7 W30\$ E37 FGR=[YR=1993] E22 N24 W22 S24\$ N24 E14 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	0500	WORK SHOP	0 100	24 40	960.00	SF	15.00	15.00	100	1990	1990	3	20	2,880	
2	0220	POOL VINYL	0 100	0 0	576.00	SF	60.00	60.00	100	1993	1993	3	40	13,824	
3	0080	4' CHAINLI	0 100	0 0	300.00	LF	13.00	13.00	100	1993	1993	3	20	780	
4	0210	CONCRETE D	0 100	0 0	630.00	SF	6.00	6.00	100	1993	1993	3	20	756	
5	0250	ASPHALT AV	0 100	0 0	6,513.00	SF	2.00	2.00	100	1996	1996	3	20	2,605	
6	0140	FIRE PLACE	0 100	0 0	1.00	UT	1,900.00	1,900.00	100	1991	1991	3	48	912	
7	0815	SCREEN POO	0 100	48 31	1,488.00	SF	15.00	15.00	100	2007	2007	3	68	15,178	
8	0020	BARN, FRAME	0 100	20 30	600.00	SF	12.00	12.00	100	1997	1997	3	20	1,440	
9	0211	CONCRETE W	0 100	6 24	144.00	SF	6.00	6.00	100	2007	2007	3	30	259	
10	0210	CONCRETE D	0 100	0 0	816.00	SF	6.00	6.00	100	1991	1991	3	20	979	
TOTAL OB/XF												39,613			

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		RR1	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

