



ELEMENT		CD	BUILDING CHARACTERISTICS		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100		
Frame	05	STEEL		100		
Exterior Wall	25	MOD	METAL	100		
Roof Structur	03	GABLE	/HIP	100		
Roof Cover	12	MODULAR	MT	100		
Interior Wall	05	DRYWALL		50		
Interior Wall	07	NONE		50		
Interior Floor	03	CONC	FINSH	50		
Interior Floor	07	VYL	PLANK	50		
Heating Type	04	AIR	DUCTED	100		
Air Condition	03	CENTRAL		100		
Fixtures		4		100		
Story Height		0		100		
RMS		7		100		
Stories	1.	1.		100		
Class	00	N/A		100		
Units		0		100		
Quality	01	MINIMUM				
DOR CODE	2705	VEH REPAIR				
MAP NUM	2	MKT AREA			10	
NEIGHBORHOOD/LOC	000	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	
BAS	1,008	100	2000	1,008	37,497	
UGR	7,672	40	2000	3,069	114,165	
TOTALS	8,680			4,077	151,661	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	OFFICE	0%	- 0									Heated Area: 1008 HX Base Yr	

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			158,820
TOTAL MARKET OB/XF VALUE			15,168
TOTAL LAND VALUE - MARKET			319,000
TOTAL MARKET VALUE			492,988
SOH/AGL Deduction			0
ASSESSED VALUE			492,988
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			492,988
TOTAL JUST VALUE			492,988
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			476,139
COA PER TCO			
5YR PRCL CK N/C			
DEL SPCD CARD 1 & 2			
5 YR PRCL CH, PU FNDN & FRME, DEL XFOB LN 3-4			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2013516	SIGN	0	07/26/2013
2013198	SIGN	0	04/05/2013
20061674	COMM BLDG	0	10/17/2006
027832	SIGN	0	05/25/2001
026845	PLUM	0	08/03/2000
026798	C/BLDG	0	07/20/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1210/0727	5/27/2021	QC	U	I	30	100
GRANTOR: HINCHEE DANIEL FOREST						
GRANTEE: CABE MELISSA LEA &						
0904/0669	3/14/2013	BD	U	I	19	400,000
GRANTOR: THERESA BENDER TRUSTE						
GRANTEE: HINCHEE DANIEL FORE						

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	0090	CHAINLINK	0	0 0	1,000.00	LF	12.00	12.00	100	2000	2000	3	20	2,400	
2	0250	ASPHALT AV	0	0 0	31,920.00	SF	2.00	2.00	100	2000	2000	3	20	12,768	
TOTALS														15,168	

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	002500	C	SRVC SHOPS	0			0.00	0.00	3.19	AC		1.00	1.00	1.00	100,000.00	100,000.00	319,000							



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	00	N/A 100	
Frame		N/A 100	
Exterior Wall	25	MOD METAL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	07	NONE 100	
Interior Floo	03	CONC FINSH 100	
Heating Type	01	NONE 100	
Air Condition	01	NONE 100	
Story Height		0 100	
RMS		1 100	
Stories	1.	1. 100	
Class	00	N/A 100	
Units		0 100	
Quality	01	MINIMUM	
DOR CODE	2705 VEH REPAIR		
MAP NUM	2	MKT AREA	10
NEIGHBORHOOD/LOC	000	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
UGR	2,400	40	2007
TOTALS	2,400		960
			7,159

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2 VEH REPAIR		0% - 0			9,178	2007	2007	0	0	22.00	78.00	
Heated Area: 0			HX Base Yr									
<div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>40</p> <p>UGR 2007</p> <p>40</p> </div>												
BLD DATE 09/24/2020 RTMJ LGL DATE 09/24/2020 RTMJ XF DATE 09/24/2020 RTMJ LAND DATE 09/24/2020 RTMJ INC DATE												

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 2
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		158,820	
TOTAL MARKET OB/XF VALUE		15,168	
TOTAL LAND VALUE - MARKET		319,000	
TOTAL MARKET VALUE		492,988	
SOH/AGL Deduction		0	
ASSESSED VALUE		492,988	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		492,988	
TOTAL JUST VALUE		492,988	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		476,139	
5 YR PRCL CK, N/C			
PU UGR CARD 2, 5 YR PRCL CK			
PRMT 20061674, COMM BLDG			
2.88 ACRES S/O TO 04521-000			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1210/0727	5/27/2021	QC	U	I	30	100
GRANTOR: HINCHEE DANIEL FOREST						
GRANTEE: CABE MELISSA LEA &						
0904/0669	3/14/2013	BD	U	I	19	400,000
GRANTOR: THERESA BENDER TRUSTE						
GRANTEE: HINCHEE DANIEL FORE						

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

BUILDING NOTES									

BUILDING DIMENSIONS									
UGR=[YR=2007] W60 S40 E60 N40\$.									

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