

ELEMENT		CD	CONSTRUCTION		
Foundation	02	CONCR	SLAB 100		
Frame	02	WOOD	FRAME 100		
Exterior Wall	19	COMMON	BRK 100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	12	MODULAR	MT 100		
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET	60		
Interior Floo	08	SHT VINYL	40		
Heating Type	04	AIR DUCTED	100		
Air Condition	03	CENTRAL	100		
Bedrooms			3 100		
Bathrooms			2 100		
Story Height			0 100		
Stories	1.		1. 100		
Units			0 100		
Kitchen	GD	GOOD	100		
Quality	07	GOOD			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	2	MKT AREA	10		
NEIGHBORHOOD/LOC	84.00	0.85/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2008	2,052	243,752
CAN	48	30	2008	14	1,663
FCP	728	25	2008	182	21,619
FOP	1,088	30	2008	326	38,725
FSP	296	55	2008	163	19,362
PTO	225	5	2008	11	1,307
TOTALS	4,437			2,748	326,429

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% - 2024									
Heated Area: 2052 HX Base Yr 2024											

WAKULLA COUNTY PROPERTY				
VALUATION SUMMARY			PAGE 1 of 1	
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			326,429	
TOTAL MARKET OB/XF VALUE			22,323	
TOTAL LAND VALUE - MARKET			75,000	
TOTAL MARKET VALUE			423,752	
SOH/AGL Deduction			94,497	
ASSESSED VALUE			329,255	
TOTAL EXEMPTION VALUE	HX HB		50,000	
BASE TAXABLE VALUE			279,255	
TOTAL JUST VALUE			423,752	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			428,866	
MCMULLEN - PORT TO COLUMBIA COUNTY				
PORT TO 10234-E01 BYRD				
INCR EYB 2015-2017 HVAC-CC 8-2022				
COA PER NCOA REPORT				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
OB22-000420	HVAC-CC	0	06/27/2022	
2008361	ELECT.GEN.HOOKUP	0	04/24/2008	
2008325	INSTALL GAS	0	04/14/2008	
2008139	SFD-CO	0	02/19/2008	
20061425	A/C	0	08/30/2006	
20061395	SWMH - CO	0	08/24/2006	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD	SALE PRICE
1318/0212	6/26/2023	WD Q	I 01	540,000
GRANTOR: MCMULLEN DANIEL THOMA				
GRANTEE: BOZEMAN CLAYTON ROB				
1289/0514	10/20/2022	QC U	I 11	100
GRANTOR: MCMULLEN DANIEL THOMA				
GRANTEE: MCMULLEN DANIEL THO				
BUILDING NOTES				
BUILDING DIMENSIONS				
FOP=[YR=2008] W68 S16 CAN=[YR=2008] W8 FCP=[YR=2008] N11 W26 S28 E26 N17 S6 E8 N6 S6 E8 N14 E52 S31 W15 BAS=[YR=2008] E15 N31 W52 S14 W8 S25 E8 S8 E15 PTO=[YR=2008] S15 E15 N15 W15 S FSP=[YR=2008] E15 N8 E7 N8 W22 S16 S N16 E22 S8 E23 N47 S.				

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	0210	CONCRETE D	0	100	18	30	SF	5.10	5.10	100	2008	2008	3	34	936	
2	0211	CONCRETE W	0	100	20	3	SF	5.10	5.10	100	2008	2008	3	34	104	
3	0960	SCREEN ROO	0	100	12	10	SF	17.85	17.85	100	2015	2015	3	84	1,799	
4	0025	BARN, POLE	0	100	72	25	SF	10.63	10.63	100	2015	2015	3	67	12,814	
5	0210	CONCRETE D	0	100	48	30	SF	5.10	5.10	100	2015	2015	3	67	4,920	
6	0940	OPEN SHED	0	100	48	16	SF	3.40	3.40	100	2015	2015	3	67	1,750	

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	CONSVR
1	000100	C	SFR	100			0.00	0.00	5.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	75,000							