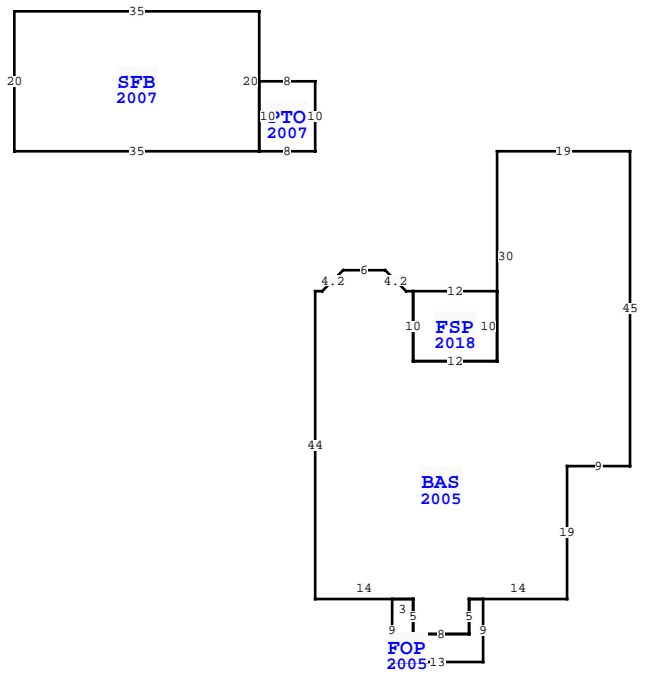




ELEMENT		CD	CONSTRUCTION		
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	19	COMMON	BRK	60	
Exterior Wall	05	HARDIE	BRD	40	
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL	100		
Interior Floo	09	PINE WOOD	50		
Interior Floo	11	CLAY TILE	50		
Heating Type	04	AIR DUCTED	100		
Air Condition	03	CENTRAL	100		
Bedrooms		3	100		
Bathrooms		3	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	10		
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,136	100	2005	2,136	215,880
FOP	77	30	2005	23	2,325
FSP	120	55	2018	66	6,670
PTO	80	5	2007	4	404
SFB	700	80	2007	560	56,597
TOTALS	3,113			2,789	281,876

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%	- 2006								
Heated Area: 2696											
HX Base Yr 2006											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			281,876
TOTAL MARKET OB/XF VALUE			25,839
TOTAL LAND VALUE - MARKET			40,000
TOTAL MARKET VALUE			347,715
SOH/AGL Deduction			113,045
ASSESSED VALUE			234,670
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			184,670
TOTAL JUST VALUE			347,715
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			333,661
MM PERMIT CK; PU XFOB POLE BARN CC JUNE 2022			
ADJ EYB TO 2009 FROM 2005 FOR NEW ROOFING			
MM 5YR CK; CORR EXW; CHG TRAVERSE; PU XFOB			
5 YR PRCL CK, PU XFOB LN 7 & 8			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000352	POLE BARN-CC	0	04/20/2022
20061410	ADDITION	0	08/28/2006
32722	SFD	0	11/22/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0505/0377	9/22/2003	WD	Q	V		22,000
GRANTOR: KIRTON KENNETH M						
GRANTEE: HOMAN SCOTT R						
0321/0086	3/18/1998	WD	U	V		100
GRANTOR:						
GRANTEE:						

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	0700	PORT BLDG	0	100	14	12			8.00	100	2005	2005	3	64	860	
2	0210	CONCRETE D	0	100	75	23			6.00	100	2006	2006	3	27	2,795	
3	0211	CONCRETE W	0	100	46	4			6.00	100	2006	2006	3	27	298	
4	0211	CONCRETE W	0	100	19	4			6.00	100	2006	2006	3	27	123	
5	0700	PORT BLDG	0	100	10	12			8.00	100	2008	2008	3	70	672	
6	0955	PRIVACY FE	0	100	0	0			15.00	100	2006	2006	3	30	1,332	
7	0940	OPEN SHED	0	100	20	12			4.00	100	2014	2014	3	62	595	
8	0940	OPEN SHED	0	100	25	10			4.00	100	2014	2014	3	62	620	
9	0060	DECK WOOD	0	100	0	0			5.00	100	2013	2013	3	75	480	
10	0740	UNFINISH O	0	100	16	9			11.00	100	2013	2013	3	80	1,267	

TOTAL OB/XF									
9,042									
BLD DATE	04/09/2019	RTJ/T	LGL DATE						
XF DATE	04/09/2019	RTJ/T	LAND DATE	04/09/2019					
INC DATE			AG DATE						

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2005] W19 S30 W12 N10 FSP=[YR=2018] S10 E12 N10 W12\$									
W1 U3 L3 W6 L3 D3 W1 PTR=N20 PTO=[YR=2007] N10 W8 S10									
SFB=[YR=2007] N20 W35 S20 E35\$ E8\$ S20\$ S44 E14 FOP=[YR=2005]									
W3 S9 E13 N9 W2 S5 W8 N5\$ S5 E8 N5 E14 N19 E9 N45\$.									

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	DPTH 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			0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

WOODLANDS OF WAKULLA UNIT 4
 LOT 7 OR 164 P 860
 OR 321 P 86 OR 505 P 377

HOMAN SCOTT R
 87 BAY PINE DRIVE
 CRAWFORDVILLE, FL 32327-0813

2024

19-3S-01W-231-04529-407



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										WAKULLA COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY														
																VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 281,876 TOTAL MARKET OB/XF VALUE 25,839 TOTAL LAND VALUE - MARKET 40,000 TOTAL MARKET VALUE 347,715 SOH/AGL Deduction 113,045 ASSESSED VALUE 234,670 TOTAL EXEMPTION VALUE HX HB 50,000 BASE TAXABLE VALUE 184,670 TOTAL JUST VALUE 347,715 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 333,661													
																5 YR PRCL CH, PU XFOB LN 6 XFOB LN 5 5 YR PRCL CH, PU FNDN & FRME, CORR EXW, PU 5 YR PRCL CK, N/C													
																PERMIT NUM DESCRIPTION AMT ISSUED (Empty rows)													
																SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 0505/0377 9/22/2003 WD Q V 22,000 GRANTOR: KIRTON KENNETH M GRANTEE: HOMAN SCOTT R 0321/0086 3/18/1998 WD U V 100 GRANTOR: GRANTEE:													
																BUILDING NOTES (Empty rows)													
																BUILDING DIMENSIONS (Empty rows)													
																TOTALS BLD DATE 04/09/2019 RTJT LGL DATE 04/09/2019 RTJT XF DATE 04/09/2019 RTJT LAND DATE 04/09/2019 RTJT INC DATE													
																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 11 0030 BARN, POLE 0 100 74 26 1,924.00 SF 9.00 9.00 100 2022 2022 3 97 16,797													
																LAND DESCRIPTION L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV (Empty rows)													
																REVIEW DATE 06/07/2022 BY MMLH Total Acres: 1.01 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 04/08/2026 BY SYS													