



ELEMENT		CD	BUILDING CHARACTERISTICS		
			CONSTRUCTION		
Foundation	02	CONCR	SLAB	100	
Frame	05	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	100	
Roof Structur	03	GABLE	HIP	100	
Roof Cover	13	GALVALUM		100	
Interior Wall	05	DRYWALL		100	
Interior Floo	11	CLAY TILE		70	
Interior Floo	14	CARPET		30	
Heating Type	04	AIR DUCTED		100	
Air Condition	03	CENTRAL		100	
Bedrooms				4 100	
Bathrooms				4 100	
Story Height				0 100	
Stories	1.			1. 100	
Units				0 100	
Quality	03	AVERAGE			
DOR CODE	5000	IMPRVD AG RES			
MAP NUM	1	MKT AREA		09	
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,320	100	2020	1,320	157,514
FOP	352	30	2020	106	12,649
FUS	528	100	2020	528	63,006
TOTALS	2,200			1,954	233,170

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	SINGLE FAM	100%	- 2021		240,381	2020	2020	0	0	3.00	97.00
Heated Area: 1848 HX Base Yr 2021											

44

30

44

8

44

8

44

FOP
2020

44

12

44

12

44

FUS
2020

WAKULLA COUNTY PROPERTY				
VALUATION SUMMARY			PAGE 1 of 1	
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			233,170	
TOTAL MARKET OB/XF VALUE			51,942	
TOTAL LAND VALUE - MARKET			156,250	
TOTAL MARKET VALUE			307,493	
SOH/AGL Deduction			26,398	
ASSESSED VALUE			281,095	
TOTAL EXEMPTION VALUE	HX HB		50,000	
BASE TAXABLE VALUE			231,095	
TOTAL JUST VALUE			441,362	
NCON VALUE			51,942	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			243,883	
LEFT NOTE TO SCHEDULE PRMT CK ON GATE.				
PICKED UP XFOBS FROM GIS AND GOOGLE EARTH				
CORRECT LAND LINES CHANGE HARDWOOD LOW LAND TO TIM				
COC R210199 ADD 2021 HX PER EB				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
OBN24-00030	INTERIOR RENO-CC		06/26/2024	
19001024	SFD-CO	0	07/18/2019	
31147	ELEC A/C	0	12/30/2003	
31068	DWMH	0	12/02/2003	
28952	GARG	0	04/24/2002	
28406	PLUMBING	0	11/26/2001	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD	SALE PRICE
1356/0456	4/19/2024	WD Q	I 01	625,000
GRANTOR: OSLOWSKI KEITH J				
GRANTEE: SCHOONOVER LEONARD				
1118/0048	7/05/2019	WD U	V 11	0
GRANTOR: OSLOWSKI KEITH J				
GRANTEE: OSLOWSKI KEITH J				
BUILDING NOTES				
BUILDING DIMENSIONS				
BAS=[YR=2020] W44 S30 FOP=[YR=2020] S8 E44 N8 W44\$ E44 N30\$ PTR=E15 FUS=[YR=2020] S12 E44 N12 W44\$ W15\$.				

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
4	0030	BARN, POLE	0 100	48	24	1,152.00	SF	9.00	9.00	100	2024	2023		100	10,368	
5	0230	POOL, CONCR	0 100	0	0	580.00	SF	65.00	65.00	100	2024	2022		97	36,569	
6	0214	POOL DECK	0 100	0	0	629.00	SF	6.00	6.00	100	2024	2022		97	3,661	
7	0029	Barn Lean-	0 100	24	7	168.00	SF	8.00	8.00	100	2024	2023		100	1,344	
TOTAL OB/XF 51,942																

LAND DESCRIPTION															TOTAL OB/XF 51,942									
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	000110	C	SFR RURAL	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	15,000							
2	005970	A	TIMBER MIX 1	0			0.00	0.00	20.25	AC		1.00	1.00	1.00	325.00	325.00	6,581							
3	005996	A	AG WETLAND	0			0.00	0.00	8.00	AC		1.00	1.00	1.00	100.00	100.00	800							