

ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	30	VINYL	70		
Exterior Wall	19	COMMON	BRK	30	
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	04	AIR DUCTED	100		
Air Condition	03	CENTRAL	100		
Bedrooms		3	100		
Bathrooms		1.5	100		
Story Height		0	100		
Stories	1.	1.	100		
Units		0	100		
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	1	MKT AREA	09		
NEIGHBORHOOD/LOC	142.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	1993	1,040	64,410
FGR	312	50	1993	156	9,662
UOP	48	20	1993	10	619
TOTALS	1,400			1,206	74,691

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%	- 2008		Heated Area: 1040					HX Base Yr 2008	

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			74,691
TOTAL MARKET OB/XF VALUE			1,355
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			111,046
SOH/AGL Deduction			44,231
ASSESSED VALUE			66,815
TOTAL EXEMPTION VALUE	HX HB		41,815
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			111,046
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			112,333
5 YR PRCL CK,N/C			
IN TRAV, PU FNDN & FRME			
5 YR PRCL CH, CHG SIZE XFOB LN 2, CHG DIMENS			
CHG EXW;CHG SF XFOB#1,PU#3-4;5 YR PRCL CK			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
023946	AC	0	08/13/1998
023287	VINYL	0	02/26/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0740/0030	12/21/2007	WD	Q	I		100,000
GRANTOR: STEELE NANCY L. AN UN						
GRANTEE: NELSON JAMES N. II						
0086/0083	12/01/1981	WD	Q	I		38,000
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	0210	CONCRETE D	0	100	86	9			774.00	SF	6.00	100	1981	3	20	929
2	0620	WOOD UTL B	0	100	24	12			288.00	SF	6.00	100	1993	3	20	346
3	0211	CONCRETE W	0	100	17	3			51.00	SF	6.00	100	1994	3	20	61
4	0211	CONCRETE W	0	100	4	4			16.00	SF	6.00	100	1994	3	20	19

BLD DATE		04/11/2019	RTSS	LGL DATE	04/11/2019	RTSS
XF DATE		04/11/2019	RTSS	LAND DATE	04/11/2019	RTSS
INC DATE				AG DATE		

BUILDING NOTES	
BUILDING DIMENSIONS	
FGR=[YR=1993] W12 BAS=[YR=1993] W40 S26 E22 UOP=[YR=1993] S3 E16 N3 W16\$ E18 N26\$ S26 E12 N26\$.	

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							