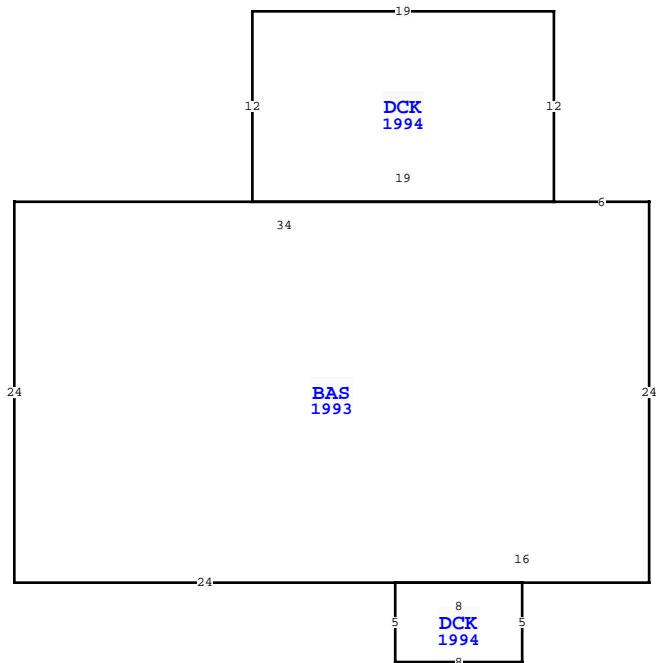




ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
01	WOOD FRAME 100		
02	WOOD FRAME 100		
30	VINYL 100		
03	GABLE/HIP 100		
03	COMP SHNGL 100		
04	PLYWOOD 100		
08	SHT VINYL 50		
14	CARPET 50		
03	FORCED AIR 100		
03	CENTRAL 100		
2	100		
1.	1.100		
00	N/A 100		
0	100		
03	AVERAGE		
0200	MOBILE HOME		
1	MKT AREA	09	
000	1.00/		
BAS	960	100	1993
DCK	40	10	1994
DCK	228	10	1994
TOTALS	1,228		987
			38,262

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0200	02	987	106.5000	74.55	73,581	1990	1995	0	0	48.00	52.00		
1 MOBILE HOM 0% - 0 Heated Area: 960 HX Base Yr													



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			38,262
TOTAL MARKET OB/XF VALUE			480
TOTAL LAND VALUE - MARKET			32,500
TOTAL MARKET VALUE			71,242
SOH/AGL Deduction			1,075
ASSESSED VALUE			70,167
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			70,167
TOTAL JUST VALUE			71,242
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			63,788

COA PER NCOA REPORT - FAMILY MOVE  
 COA PER ADDR CHG REQ FORM BY OWNER  
 5 YR PRCL CK, DEL XFOB LN 3, 4  
 CHANGE DATED 8/17/2017

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1374/0511	8/15/2024	WD	Q	I	01	170,000
GRANTOR: JOHN NICK LARRY						
GRANTEE: BROUSSARD CHRISTOPH						
0608/0057	7/26/2005	WD	Q	I		87,000
GRANTOR: WELLS FARGO						
GRANTEE: JOHN NICK LARRY & R						

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	0620	WOOD UTL B	0	0	20	20		6.00	100	1993	1993	3	20	480	

TOTAL OB/XF													
480													

BUILDING NOTES													
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BAS=[YR=1993] W6 DCK=[YR=1994] N12 W19 S12 E19\$ W34 S24 E24  
 DCK=[YR=1994] S5 E8 N5 W8\$ E16 N24\$.

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	000201	C	MH	0			0.00	0.00	5.00	AC		1.00	1.00	1.00	6,500.00	6,500.00	32,500							