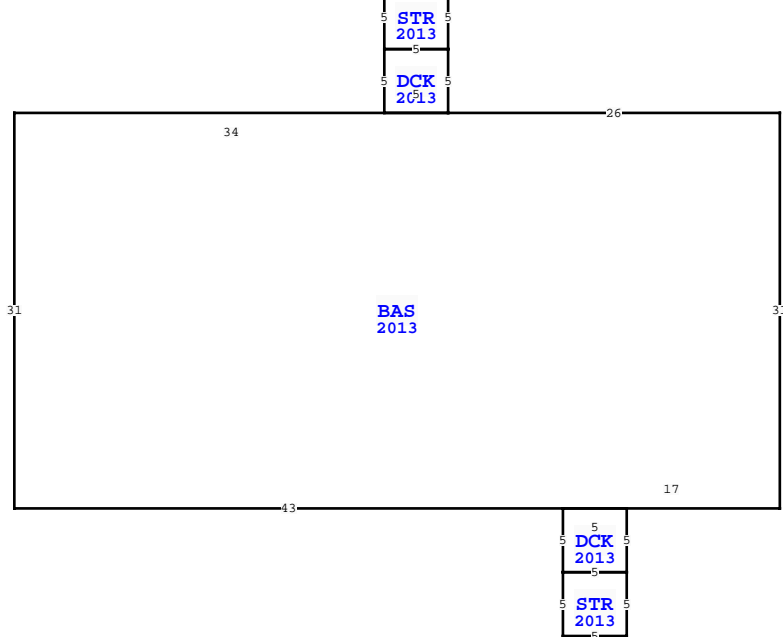




ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
01	WOOD FRAME 100				
02	WOOD FRAME 100				
30	VINYL 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
14	CARPET 70				
10	LAMINATED 30				
04	AIR DUCTED 100				
03	CENTRAL 100				
3	100				
2	100				
0	100				
1.	1. 100				
0	100				
08	FAIR				
0100	SINGLE FAMILY				
1	MKT AREA	09			
000	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100	2013	1,860	154,728
DCK	25	10	2013	2	167
DCK	25	10	2013	2	167
STR	25	10	2013	2	167
STR	25	10	2013	2	167
TOTALS	1,960			1,868	155,393

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,868	97.2900	92.43	172,659	2013	2013	0	0	10.00	90.00		
1 SINGLE FAM 100% - 0 Heated Area: 1860 HX Base Yr													



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			155,393
TOTAL MARKET OB/XF VALUE			2,806
TOTAL LAND VALUE - MARKET			33,215
TOTAL MARKET VALUE			191,414
SOH/AGL Deduction			44,276
ASSESSED VALUE			147,138
TOTAL EXEMPTION VALUE	HX HB VX		55,000
BASE TAXABLE VALUE			92,138
TOTAL JUST VALUE			191,414
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			193,328

IF HIS % WENT UP TO 100% T&P -SC
 HAS VX SINCE 2021, THERE WOULD ONLY BE A CH
 MR. FRANKS REAPPLIED FOR VX HOWEVER HE
 2021 VX APPLIED - FRANKS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
201321	DCA UNIT-CO	0	01/10/2013
19764	N/A	0	06/19/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1297/0554	1/11/2023	QC	U	I	30	100

GRANTOR: FRANKS DON A SR & FRA
 GRANTEE: FRANKS DON A SR

0254/0235	5/22/1995	WD	Q	V		15,400
-----------	-----------	----	---	---	--	--------

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	0625	PORT WD UT	0	100	8	12			6.00	100	1995	1995	3	20	115	
2	0625	PORT WD UT	0	100	28	12			6.00	100	1996	1996	3	20	403	
3	0055	PORTABLE C	0	100	50	18			3.00	100	1996	1996	3	20	540	
4	0055	PORTABLE C	0	100	20	19			3.00	100	1996	1996	3	20	228	
5	0940	OPEN SHED	0	100	20	30			4.00	100	1996	1996	3	20	480	
6	0130	FIRE PLACE	0	100	0	0			1,300.00	100	2013	2013	3	80	1,040	

TOTAL OB/XF													
2,806													
BLD DATE	04/16/2019	RTSS	LGL DATE	04/16/2019	RTSS								
XF DATE	04/16/2019	RTSS	LAND DATE	04/16/2019	RTSS								
INC DATE			AG DATE										

BUILDING NOTES

BUILDING DIMENSIONS
 BAS=[YR=2013] W26 DCK=[YR=2013] N5 STR=[YR=2013] N5 W5 S5 E5\$
 W5 S5 E5\$ W34 S31 E43 DCK=[YR=2013] S5 STR=[YR=2013] S5 E5 N5
 W5\$ E5 N5 W5\$ E17 N31\$.

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	CONSRV
1	000100	C	SFR	100			0.00	0.00	5.11	AC		1.00	1.00	1.00	6,500.00	6,500.00	33,215							