

ELEMENT	CD	CONSTRUCTION
Foundation	04	PILE WOOD 100
Frame	12	WOOD FRAME 100
Exterior Wall	02	CEDAR/CYPR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 100
Bedrooms		3 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 100
Fireplace	01	FIREPLACE 100
Units		0 100
Quality	03	AVERAGE
DOR CODE	0100	SINGLE FAMILY
MAP NUM	1	MKT AREA 12

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%	- 2023		548,637	1993	1993	0	0	30.00	70.00

Heated Area: 2140 HX Base Yr 2023

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY	STANDARD	Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	384,046		
TOTAL MARKET OB/XF VALUE	45,306		
TOTAL LAND VALUE - MARKET	123,250		
TOTAL MARKET VALUE	552,602		
SOH/AGL Deduction	105,732		
ASSESSED VALUE	446,870		
TOTAL EXEMPTION VALUE	50,000	HX HB	
BASE TAXABLE VALUE	396,870		
TOTAL JUST VALUE	552,602		
NCON VALUE	34,539		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	535,907		
YARBROUGH - PORT OUT TO ALACHUA COUNTY			
FR PRMT CK 1/25/24 - DEMO XFOB, PU XFOB, CH XFOB L			
PORT FROM LEON - REDDING			
INCR EYB 1993-1997 PRMT B22-001101			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23-000117	BOAT LIFT AND 2 W	0	02/27/2023
22001101	ROOF OVER-CC	0	11/08/2022
OBN21-00004	GENERATOR-CC	0	04/01/2021
21000315	GENERATOR	0	03/22/2021
20000137	SFD-CO	0	08/12/2020

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,140	100	1993	2,140	254,840
DCK	80	10	1993	8	953
FOP	196	30	1993	59	7,026
FOP	520	30	1993	156	18,577
FSP	368	55	1993	202	24,055
FSP	462	55	2014	254	30,247
FST	520	55	1993	286	34,058
PCP	1,202	10	1993	120	14,290
TOTALS	5,488			3,225	384,046

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
2	0350	BOATDOCK A	0	100	16	16	SF	34.80	34.80	100	1993	1993	3	20	1,782	
3	0375	WOOD WALK	0	100	3	514	SF	21.75	21.75	100	1993	1993	3	20	6,708	
5	0250	ASPHALT AV	0	100	0	0	SF	2.90	2.90	100	1994	1994	3	20	696	
6	0080	4' CHAINLI	0	100	0	0	LF	18.85	18.85	100	2010	2010	3	43	1,581	
8	0009	DUMBWAITER	0	100	0	0	UT	14,500.00	14,500.00	100	2024	2019	AV	92	13,340	
9	0157	GENERATOR	0	100	0	0	UT	12,905.00	12,905.00	100	2024	2022	AV	80	10,324	
10	0007	ELECTRIC L	0	100	0	0	UT	10,875.00	10,875.00	100	2024	2023	AV	100	10,875	

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1296/0760	12/29/2022	WD	Q	I	01	620,000
GRANTOR: YARBROUGH DON E & HAY						
GRANTEE: REDDING TOMMY C JR						
0456/0658	9/13/2002	WD	Q	I		262,000
GRANTOR: VELTKEMP JAY A & DONN						
GRANTEE: YARBROUGH DON E & M						

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000130	C	SFR WATER	100			0.00	0.00	1.00	LT	1.00	1.00	0.85	145,000.00	123,250.00	123,250							

BUILDING NOTES											
FOP=[YR=1993] W52 S10 E52 FST=[YR=1993] W26 PCP=[YR=1993] W26 S42 E31 FSP=[YR=2014] E21 N22 W21 S22\$ N22 W5 N20\$ S20 E26 N20\$ N10\$ PTR= E10 FSP=[YR=1993] S22 BAS=[YR=1993] S30 E38 FOP=[YR=1993] E14 N14 W14 S14\$ N14 E14 DCK=[YR=1993] S4 E4 N20 W4 S16\$ N38 W20 S8 W24 S14 W8\$ E8 N14 E24 N8 W32\$ W10\$.											

REVIEW DATE 01/26/2024 BY Nwatts Total Acres: 0.00 Total Land Value: 123,250 Market: 0 Agricultural: 0 Common: 123,250 PRINTED 04/22/2026 BY SYS																								
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