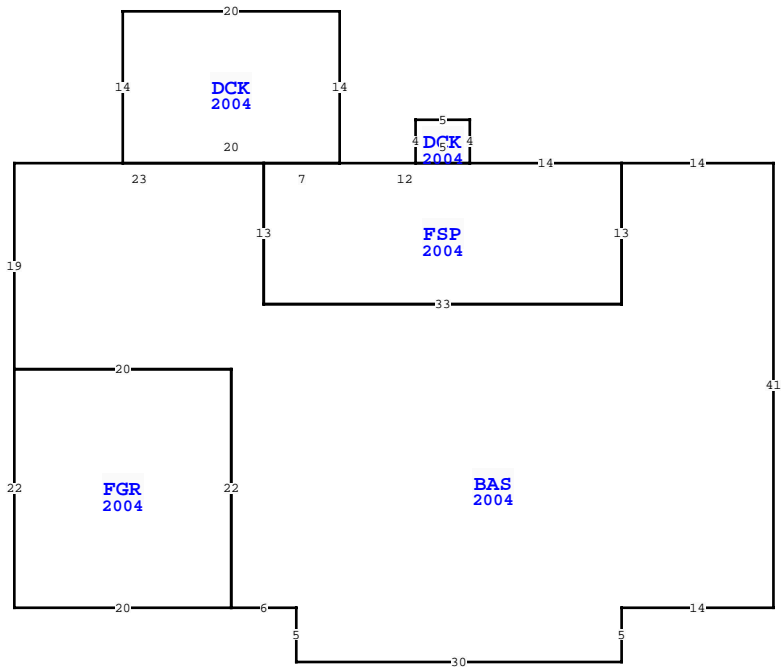


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
03	CONCR STEM 100				
02	WOOD FRAME 100				
05	HARDIE BRD 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
12	HARDWOOD 100				
04	AIR DUCTED 100				
03	CENTRAL 100				
	3 100				
	2 100				
	0 100				
1.	1. 100				
	0 100				
03	AVERAGE				
0100	SINGLE FAMILY				
1	MKT AREA	12			
154.00		1.45/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,151	100	2004	2,151	301,609
DCK	20	10	2004	2	280
DCK	280	10	2004	28	3,926
FGR	440	50	2004	220	30,848
FSP	429	55	2004	236	33,091
TOTALS	3,320			2,637	369,754

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,637	117.0000	161.17	425,005	2004	2010	0	0	13.00	87.00
1 SINGLE FAM 100% - 2023 Heated Area: 2151 HX Base Yr 2023											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		369,754	
TOTAL MARKET OB/XF VALUE		16,005	
TOTAL LAND VALUE - MARKET		145,000	
TOTAL MARKET VALUE		530,759	
SOH/AGL Deduction		24,979	
ASSESSED VALUE		505,780	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		455,780	
TOTAL JUST VALUE		530,759	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		491,049	
H5 - MARRIAGE CERT OR 1379 P 105 - NEED SPOUSE INF			
RUSH/TWOMEY PORT TO LEON COUNTY			
REROOF CC OB23-538 INCR EYB 2006-2010			
INCR EYB 2004-2006 HVAC-CC 8-2022			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB23-000538	RE-ROOF/SHINGLES-		10/18/2023
OBN22-00024	GENERATOR		08/09/2022
OB22-000428	HVAC-CC	0	06/27/2022
30450	SFD	0	06/30/2003
30025	DOCK	0	03/31/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1283/0564	9/15/2022	QC	U	I	11	100
GRANTOR: CASULO ADRIEL						
GRANTEE: CORNMAN ADRIEL WHIT						
1268/0702	6/03/2022	WD	Q	I	05	630,000
GRANTOR: TWOMEY MICHAEL B & RU						
GRANTEE: CASULO ADRIEL						

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	0350	BOATDOCK A	0	100	20	6			120.00	SF	38.28	38.28	100	2003	2003	3	21	965	
2	0375	WOOD WALK	0	100	557	4			2,228.00	SF	21.75	21.75	100	2003	2003	3	21	10,176	
3	0625	PORT WD UT	0	100	14	12			168.00	SF	8.70	8.70	100	2004	2004	3	23	336	
4	0140	FIRE PLACE	0	100	0	0			1.00	UT	2,755.00	2,755.00	100	2004	2004	3	62	1,708	
5	0250	ASPHALT AV	0	100	0	0			2,818.00	SF	2.90	2.90	100	2004	2004	3	23	1,880	
6	0375	WOOD WALK	0	100	47	4			188.00	SF	21.75	21.75	100	2004	2004	3	23	940	
TOTALS															16,005				

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	000130	C	SFR WATER	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	145,000.00	145,000.00	145,000							