



BUILDING CHARACTERISTICS	
ELEMENT	CD
Foundation	02 CONCR SLAB 100
Frame	19 WOOD FRAME 100
Exterior Wall	03 COMMON BRK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 50
Interior Floo	14 CARPET 50
Heating Type	04 AIR DUCTED 100
Air Condition	03 CENTRAL 100
Bedrooms	3 100
Bathrooms	2 100
Story Height	0 100
Stories	1. 100
Units	0 100

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% - 2016									
Heated Area: 2051					HX Base Yr 2016						

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		241,891	
TOTAL MARKET OB/XF VALUE		3,834	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		290,725	
SOH/AGL Deduction		80,290	
ASSESSED VALUE		210,435	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		155,435	
TOTAL JUST VALUE		290,725	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		294,164	
5 YR PRCL CK, N/C			
5 YR PRCL CK, XFOB WAS PREVIOUSLY ADDED.			
PU XFOB LN 2-6			
5 YR PRCL CH, PU CORR TRAV, CHG QUAL, EYB,			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
15001000	SCREEN PORCH-CO	0	11/05/2015

Quality	07 GOOD				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	1 MKT AREA 12				
NEIGHBORHOOD/LOC	154.10 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,051	100	1993	2,051	187,853
FGR	530	50	1993	265	24,271
FOP	312	30	1993	94	8,610
FSP	420	55	2016	231	21,157
TOTALS	3,313			2,641	241,891

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0966/0425	3/27/2015	QC Q	Q	I	01	216,000			
GRANTOR: STEWART THOMAS G & SH									
GRANTEE: GEERS WILLIAM F. &									
0944/0345	6/13/2014	QC U	U	I	30	63,300			
GRANTOR: STEWART THOMAS G									
GRANTEE: STEWART THOMAS G &									

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	0	0	2,330.00	SF	6.00	6.00	100	1993	1993	3	20	2,796	
2	0060	DECK WOOD	0	100	28	4	112.00	SF	5.00	5.00	100	1996	1996	3	20	112	
3	0060	DECK WOOD	0	100	27	5	135.00	SF	5.00	5.00	100	1996	1996	3	20	135	
4	0955	PRIVACY FE	0	100	0	0	12.00	LF	15.00	15.00	100	2015	2015	3	83	149	
5	0700	PORT BLDG	0	100	8	10	80.00	SF	8.00	8.00	100	2015	2015	3	84	538	
6	0211	CONCRETE W	0	100	4	6	24.00	SF	6.00	6.00	100	2016	2016	3	72	104	

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	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

TOTAL OB/XF										3,834														
REVIEW DATE 05/01/2019 BY RTSS Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 04/22/2026 BY SYS																								