



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
19	COMMON BRK 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
08	SHT VINYL 50				
14	CARPET 50				
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		
154.10	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	192	100	1997	192	14,982
BAS	2,236	100	1997	2,236	174,482
FGR	444	50	1997	222	17,323
FOP	96	30	1997	29	2,263
PTO	144	5	2024	7	546
PTO	144	5	2024	7	546
UOP	704	20	2024	141	11,002
TOTALS	3,960			2,834	221,145

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,834	111.0000	105.45	298,845	1997	1997	0	0	26.00	74.00
1 SINGLE FAM 100% - 2006 Heated Area: 2428 HX Base Yr 2006											

WAKULLA COUNTY PROPERTY				
VALUATION BY		STANDARD		
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE		221,145		
TOTAL MARKET OB/XF VALUE		49,515		
TOTAL LAND VALUE - MARKET		45,000		
TOTAL MARKET VALUE		315,660		
SOH/AGL Deduction		71,337		
ASSESSED VALUE		244,323		
TOTAL EXEMPTION VALUE		HX HB 50,000		
BASE TAXABLE VALUE		194,323		
TOTAL JUST VALUE		315,660		
NCON VALUE		23,799		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		299,422		
PRMT CH PU XFOB AND NEW BAS, PTO, AND UOP				
5 YR PRCL CH, PU XFOB LN 4-5, PU CORR TRAV				
UPDATED SSN INFO, MLD RNWL CARD 2/9/2017				
2017 QUESTIONNAIRE RETURNED/REMOVE H7				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
OB23-000353	HVAC CHANGE OUT		07/14/2023	
22000507	PORCH-CC	0	09/07/2022	
19000997	SWIMMING POOL-CO	0	08/13/2019	
18000797	REMODEL KITCHEN-C	0	07/31/2018	
17000700	PLUMB	0	05/23/2017	
16001066	ELEC	0	10/24/2016	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN / I / CD	SALE PRICE
1019/0061	12/01/2016	WD U	I 30	100
GRANTOR: ERWIN LOUIS THOMAS JR				
GRANTEE: ERWIN LOUIS THOMAS				
0480/0518	3/26/2003	QC U	I	100
GRANTOR: ERWIN LOUIS THOMAS JR				
GRANTEE:				
BUILDING NOTES				
BUILDING DIMENSIONS				
BAS=[YR=1997;ORIG=0,15] W22 S12 W16 N12 W24 S26 E20 S18 E8 E18 S2 E2 S2 E14 N48 \$				
FGR=[YR=1997;ORIG=-42,41] W20 S22 E20 N2 E2 N2 W2 N18 \$				
BAS=[YR=1997;ORIG=-22,15] W16 S12 E16 N12 \$				
FOP=[YR=1997;ORIG=-34,59] S8 E12 N8 W12 \$				
PTO=[YR=2024;ORIG=0,15] N16 W9 S16 E9 \$				
UOP=[YR=2024;ORIG=-9,-1] W44 S16 E44 N16 \$				
PTO=[YR=2024;ORIG=-53,-1] W9 S16 E9 N16 \$				

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	1,952.00	SF	6.00	6.00	100	1997	1997	3	20	2,342	
2	0211	CONCRETE W	0	100	55	165.00	SF	6.00	6.00	100	1998	1998	3	20	198	
3	0625	PORT WD UT	0	100	10	200.00	SF	6.00	6.00	100	2010	2010	3	43	516	
4	0211	CONCRETE W	0	100	0	610.00	SF	6.00	6.00	100	2019	2019	3	85	3,111	
5	0230	POOL, CONCR	0	100	40	640.00	SF	65.00	65.00	100	2019	2019	3	85	35,360	
6	0956	PRIVACY FE	0	100	0	85.00	LF	19.00	19.00	100	2015	2015	3	67	1,082	
8	0211	CONCRETE W	0	100	0	795.00	SF	6.00	6.00	100	2024	2023	AV	100	4,770	
9	0213	CONCRETE P	0	100	14	196.00	SF	6.00	6.00	100	2024	2023	AV	100	1,176	
10	0090	CHAINLINK	0	100	0	80.00	LF	12.00	12.00	100	2024	2023	AV	100	960	
TOTALS															49,515	

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							