



BUILDING CHARACTERISTICS		MARKET ADJUSTMENTS												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
Foundation	00	N/A 100	0100	01	2,865	105.0000	144.64	414,394	2002	2002	0	0	21.00	79.00
Frame	02	WOOD FRAME 100	1 SINGLE FAM 100% - 2003 Heated Area: 2439 HX Base Yr 2003											
Exterior Wall	05	HARDIE BRD 50												
Exterior Wall	30	VINYL 50												
Roof Structur	03	GABLE/HIP 100												
Roof Cover	03	COMP SHNGL 100												
Interior Wall	05	DRYWALL 100												
Interior Floo	08	SHT VINYL 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.	1. 100												
Units		0 100												
Quality	03	AVERAGE												
DOR CODE	0100	SINGLE FAMILY												
MAP NUM	1	MKT AREA	12											
NEIGHBORHOOD/LOC	166.00	1.45/												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE									
BAS	739	100	2003	739	84,442									
BAS	1,700	100	2003	1,700	194,252									
FGR	672	50	2009	336	38,393									
FOP	300	30	2002	90	10,284									
TOTALS	3,411			2,865	327,371									

EXTRA FEATURES		TOTAL OB/XF														
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	0955	PRIVACY FE	0	100	0	500.00	LF	21.75	21.75	100	2011	2011	3	65	7,069	
2	0210	CONCRETE D	0	100	25	250.00	SF	8.70	8.70	100	2021	2021	3	93	2,023	
TOTAL OB/XF 9,092																

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VALUATION SUMMARY				STANDARD		
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				327,371		
TOTAL MARKET OB/XF VALUE				9,092		
TOTAL LAND VALUE - MARKET				45,000		
TOTAL MARKET VALUE				381,463		
SOH/AGL Deduction				187,079		
ASSESSED VALUE				194,384		
TOTAL EXEMPTION VALUE				50,000		
BASE TAXABLE VALUE				144,384		
TOTAL JUST VALUE				381,463		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				280,332		
5YR CK JS PU XFOB						
2022 QNR RTND TO BE REVIEWED BY ROBBIE						
2022 HX QNR RTND SENT TO ROBBIE FOR REVIEW						
MARR CER OR 1186 P 737 MICHAEL MAZEY						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
20061744	ADDITION-CO	0	11/01/2006			
28653	SFD	0	02/14/2002			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0410/0001	6/05/2001	WD	Q	V		25,000
GRANTOR:						
GRANTEE:						
0118/0167	1/01/1986	WD	U	V		385,000
GRANTOR:						
GRANTEE:						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2003] W50 FGR=[YR=2009] N32 W21 S32 E21\$						
BAS=[YR=2003] W25 S31 E16 N4 E9 N27\$ S34 FOP=[YR=2002] S6 E50 N6 W50\$ E50 N34\$.						

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	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							