



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
12	HARDWOOD 70				
14	CARPET 30				
04	AIR DUCTED 100				
03	CENTRAL 100				
	3 100				
	2 100				
	0 100				
1.	1. 100				
	0 100				
03	AVERAGE				
0100	SINGLE FAMILY				
2	MKT AREA	10			
396.00	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,536	100	2020	1,536	165,739
FOP	158	30	2020	47	5,071
PTO	312	5	2020	16	1,727
TOTALS	2,006			1,599	172,537

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% - 2024		111.24	177,873	2020	2020	0	0	3.00	97.00
Heated Area: 1536						HX Base Yr 2024					

WAKULLA COUNTY PROPERTY				
VALUATION SUMMARY			PAGE 1 of 1	
VALUATION BY		STANDARD		
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE		172,537		
TOTAL MARKET OB/XF VALUE		22,844		
TOTAL LAND VALUE - MARKET		45,000		
TOTAL MARKET VALUE		240,381		
SOH/AGL Deduction		0		
ASSESSED VALUE		240,381		
TOTAL EXEMPTION VALUE		HX HB 50,000		
BASE TAXABLE VALUE		190,381		
TOTAL JUST VALUE		240,381		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		228,644		
2021 HX APPLIED WELLS				
5 YR PRCL CK, PU NEW SFD & XFOB LN 1-3				
COA PER VACCURINT C/O TRAVIS WELL				
2020 TRIM RETURN UTF				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
19001296	SFD-CO	0	09/27/2019	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD	SALE PRICE
1337/0248	11/13/2023	WD Q	Q I 01	310,000
GRANTOR: WELLS TRAVIS & SHELBY				
GRANTEE: GOODSON CLIFTON L &				
1140/0280	2/07/2020	WD Q	I 01	233,000
GRANTOR: GOLDEN CONSTRUCTION C				
GRANTEE: WELLS TRAVIS & SHEL				
BUILDING NOTES				
BUILDING DIMENSIONS				
BAS=[YR=2020] W41 PTO=[YR=2020] E26 N12 W26 S12\$ W7 S32 E34 FOP=[YR=2020] W20 S9 E9 N2 E11 N7\$ E14 N32\$.				

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	2,274.00	SF	6.00	6.00	100	2020	2020	3	89	12,143	
2	0025	BARN, POLE	0	100	36	24	864.00	SF	12.50	12.50	100	2020	2020	3	89	9,612	
3	0211	CONCRETE W	0	100	51	4	204.00	SF	6.00	6.00	100	2020	2020	3	89	1,089	
TOTAL OB/XF															22,844		

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	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							