

ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	100	
Roof Structur	03	GABLE	HIP	100	
Roof Cover	12	MODULAR	MT	100	
Interior Wall	05	DRYWALL		100	
Interior Floor	09	PINE WOOD		100	
Heating Type	04	AIR DUCTED		100	
Air Condition	03	CENTRAL		100	
Bedrooms		3	100		
Bathrooms		2.5	100		
Story Height		0	100		
Stories	2.	2.	100		
Units		0	100		
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	2	MKT AREA	11		
NEIGHBORHOOD/LOC	212.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	992	100	2007	992	95,635
FUS	794	100	2007	794	76,546
UOP	192	20	2007	38	3,664
USP	256	40	2007	102	9,833
TOTALS	2,234			1,926	185,678

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	SINGLE FAM	100%	- 2018		Heated Area: 1786					HX Base Yr 2018	

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY		STANDARD				
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE		185,678				
TOTAL MARKET OB/XF VALUE		28,537				
TOTAL LAND VALUE - MARKET		75,000				
TOTAL MARKET VALUE		289,215				
SOH/AGL Deduction		156,584				
ASSESSED VALUE		132,631				
TOTAL EXEMPTION VALUE		50,000		HX HB		
BASE TAXABLE VALUE		82,631				
TOTAL JUST VALUE		289,215				
NCON VALUE		0				
INCOME VALUE						
PREVIOUS YEAR MKT VALUE		263,050				
INCR EYB 2007-2009 HVAC OB23-216 CC 5/2/2023						
PRMT CK JS PU XFOB						
5YR CK JS CONCRETE PAD POURED FOR BLDG						
5 YR CHK, PU XFOB LN2-5, PU FNDN&FRME CORTRAV						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
OB23-000216	HVAC CHANGE OUT-C		05/02/2023			
22000197	METAL BLDG-CC	0	03/04/2022			
2006497	SFD-CO	0	03/17/2006			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1044/0515	8/15/2017	WD Q	Q	I	01	225,000
GRANTOR: WATTERS THOMAS M III						
GRANTEE: RAY KACY L						
0736/0133	11/28/2007	WD Q	Q	I	01	210,000
GRANTOR: WATTERS THOMAS M & KA						
GRANTEE: WATTERS THOMAS M II						
BUILDING NOTES						
BUILDING DIMENSIONS						
USP=[YR=2007] W32 S8 E32 BAS=[YR=2007] W32 S36						
UOP=[YR=2007] S8 E24 N8 W24 \$ E24 N20 E8 N16\$ N8\$ PTR= E10						
FUS=[YR=2007] S36 E14 N7 E10 N29 W24\$ W10\$.						

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	0080	4' CHAINLI	0	100 0 0	420.00	LF	13.00	13.00	100	2004	2004	3	23	1,256	
2	0600	GRN HSE FA	0	100 12 10	120.00	SF	4.00	4.00	100	2012	2012	3	52	250	
3	0615	2 STORY UT	0	100 12 12	144.00	SF	10.00	10.00	100	2013	2013	3	57	821	
4	0940	OPEN SHED	0	100 12 11	132.00	SF	4.00	4.00	100	2013	2013	3	57	301	
5	0940	OPEN SHED	0	100 12 11	132.00	SF	4.00	4.00	100	2013	2013	3	57	301	
6	0190	PREFAB MET	0	100 40 30	1,200.00	SF	22.00	22.00	100	2022	2022	GD	97	25,608	

TOTAL OB/XF												28,537												
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	75,000.00	75,000.00	75,000							

REVIEW DATE 08/10/2022 BY JSLW																								
Total Acres: 0.00					Total Land Value: 75,000					Market: 0					Agricultural: 0					Common: 75,000				