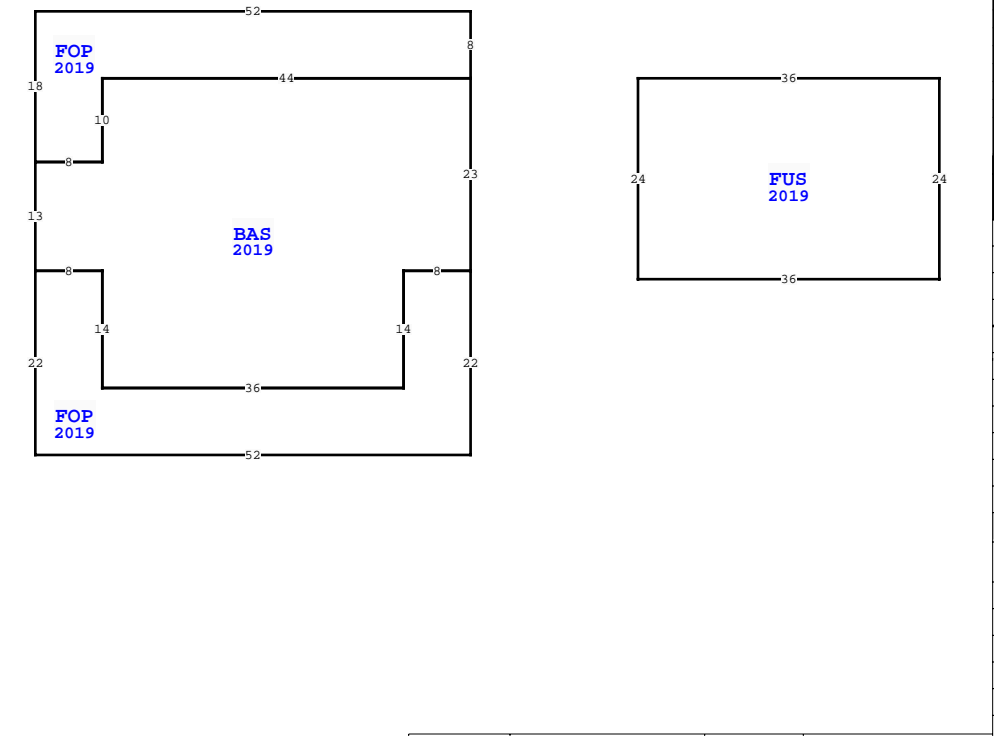


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	03	CONCR STEM 100
Frame	06	WOOD FRAME 100
Exterior Wall	02	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	GALVALUM 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 100
Heating Type	14	MINI SPLIT 100
Air Condition	14	MINI SPLIT 100
Bedrooms		3 100
Bathrooms		3 100
Story Height		0 100
Stories	2.	2. 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			
0100	01	2,825	114.0000	108.30	305,948	2019	2019	0	0	0	4.00	96.00		



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	0025	BARN_POLE	0	100 60 58	3,480.00	SF	12.50	12.50	100	2017	2017	3	76	33,060	
2	0625	PORT WD UT	0	100 20 14	280.00	SF	6.00	6.00	100	2017	2017	3	76	1,277	
5	0211	CONCRETE W	0	100 6 3	18.00	SF	6.00	6.00	100	2019	2019	3	85	92	
6	0211	CONCRETE W	0	100 6 3	18.00	SF	6.00	6.00	100	2019	2019	3	85	92	
7	0140	FIRE PLACE	0	100 0 0	1.00	UT	1,900.00	1,900.00	100	2019	2019	3	92	1,748	
12	0211	CONCRETE W	0	100 6 3	18.00	SF	6.00	6.00	100	2024	2019	AV	85	92	

TOTALS	3,620		2,825	293,710											
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WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3			Tax Dist:
BUILDING MARKET VALUE			293,710
TOTAL MARKET OB/XF VALUE			36,361
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			346,371
SOH/AGL Deduction			92,141
ASSESSED VALUE			254,230
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			204,230
TOTAL JUST VALUE			385,071
NCON VALUE			92
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			364,244
FR 5 YR CK 1/24/24 - DEMO XFOBS, PU XFOB,CH XFOB C			
SET INSP FOR CABIN REASSESSMENT			
2022 AG RENEWAL RECD			
5 YR PRCL CK, NC			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000177	SFD-CO	0	06/29/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1346/0803	2/13/2024	LD U		I	30	100
GRANTOR: PECK EUGENE & RENEE L						
GRANTEE: PECK AARON DAVID						
0887/0897	8/28/2012	WD U		I	12	31,500
GRANTOR: CENTENNIAL BANK						
GRANTEE: PECK EUGENE & RENEE						

BLD DATE		08/25/2020	RTJ/T	LGL DATE	
XF DATE	08/25/2020	RTJ/T		08/25/2020	RTJ/T
INC DATE					

BUILDING NOTES	

BUILDING DIMENSIONS	
FOP=[YR=2019] W52 S18 E8 N10 E44 BAS=[YR=2019] W44 S10 W8 S13 E8 FOP=[YR=2019] W8 S22 E52 N22 W8 S14 W36 N14\$ S14 E36 N14 E8 N23\$ PTR=E20 FUS=[YR=2019] S24 E36 N24 W36\$ W20\$ N8\$.	

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	000110	C	SFR RURAL	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	15,000							
2	005970	A	TIMBER MIX 1	0			0.00	0.00	4.00	AC		1.00	1.00	1.00	325.00	325.00	1,300							

TOTAL OB/XF															
36,361															