

BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Foundation	02	CONCR SLAB 100			
Frame	02	WOOD FRAME 100			
Exterior Wall	10	ABOVE AVG. 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	11	CLAY TILE 50			
Interior Floor	12	HARDWOOD 50			
Heating Type	04	AIR DUCTED 100			
Air Condition	03	CENTRAL 100			
Bedrooms	3 100				
Bathrooms	3 100				
Story Height	0 100				
Stories	2. 100				
Units	0 100				
Quality	03 AVERAGE				
DOR CODE	5000 IMPRVD AG RES				
MAP NUM	1	MKT AREA			09
NEIGHBORHOOD/LOC	226.10		1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,056	100	2000	2,056	184,988
CAN	32	30	2004	10	900
FCP	336	25	2004	84	7,558
FGR	720	50	2004	360	32,391
FOP	907	30	2000	272	24,473
FSP	324	55	2013	178	16,015
FUS	758	100	2000	758	68,200
UST	616	45	2004	277	24,923
TOTALS	5,749			3,995	359,448

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,995	123.0000	116.85	466,816	2000	2000	0	0	23.00	77.00
1 SINGLE FAM 0% - 0 Heated Area: 2814 HX Base Yr											

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		359,448	
TOTAL MARKET OB/XF VALUE		21,086	
TOTAL LAND VALUE - MARKET		112,600	
TOTAL MARKET VALUE		398,706	
SOH/AGL Deduction		0	
ASSESSED VALUE		398,706	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		398,706	
TOTAL JUST VALUE		493,134	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		393,291	
5YR PRCL CK NC			
CORRECT LAND LINE DESC			
2022 AG RENEWAL RECD			
2021 AG RENEWAL RETURNED			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2014834	MECH	0	10/08/2014
31869	GARG	0	05/24/2004
28790	POOL	0	01/21/2003
025607	SFD	0	09/01/1999
023282	SHED	0	02/26/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0964/0231	3/11/2015	WD	U	I	11	100
GRANTOR: NICHOLS JOHN J & SUSAN						
GRANTEE: NICHOLS JOHN J & SUSAN						
0313/0326	11/01/1997	WD	Q	V		51,900
GRANTOR: NICHOLS JOHN J & SUSAN						
GRANTEE:						

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	0700	PORT BLDG	0	0	10	16			8.00	100	1998	1998	3	55	704	
2	0940	OPEN SHED	0	0	10	16			4.00	100	1998	1998	3	20	128	
3	0940	OPEN SHED	0	0	10	16			4.00	100	1998	1998	3	20	128	
4	0220	POOL VINYL	0	0	18	34			60.00	100	2002	2002	3	40	14,688	
5	0125	MTL/VYL AC	0	0	0	0			19.00	100	2002	2002	3	20	365	
6	0211	CONCRETE W	0	0	0	0			6.00	100	2002	2002	3	20	643	
7	0210	CONCRETE D	0	0	0	0			6.00	100	2005	2005	3	24	3,230	
8	0180	JACUZZI BU	0	0	0	0			6,000.00	100	2002	2002	3	20	1,200	

TOTAL OB/XF											
21,086											
BLD DATE	08/22/2017		MMSR	LGL DATE	08/22/2017		MMSR				
XF DATE	08/22/2017		MMSR	LAND DATE	08/22/2017		MMSR				
INC DATE				AG DATE							

BUILDING NOTES											
<p><b>BUILDING DIMENSIONS</b></p> <p>FOP=[YR=2000] W25 S8 E17 S26 W10 S9 D5 L5 W29 BAS=[YR=2000] E29 R5 U5 N9 E10 N26 W17 S4 W27 FSP=[YR=2013] E27 N12 W27 PTR=N15 FUS=[YR=2000] E4 S6 E4 N6 E5 S6 E8 N6 E5 S6 E4 N6 E4 N17 W6 N3 W28 S20\$ S15\$ S12\$ N4 W4 L2 U2 W4 L2 D2 W4 S34 E16 S6\$ S8 E34 N7 E10 N7 E8 N22 CAN=[YR=2004] S4 E8 FCP=[YR=2004] S10 E14 N24 FGR=[YR=2004] S24 E30 N24 W30\$ W14 PTR=N15 UST=[YR=2004] E44 N14 W44 S14\$ S15\$ S14\$ N4 W8\$ N20\$</p>											

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	0			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	9.76	AC		1.00	1.00	1.00	325.00	325.00	3,172							