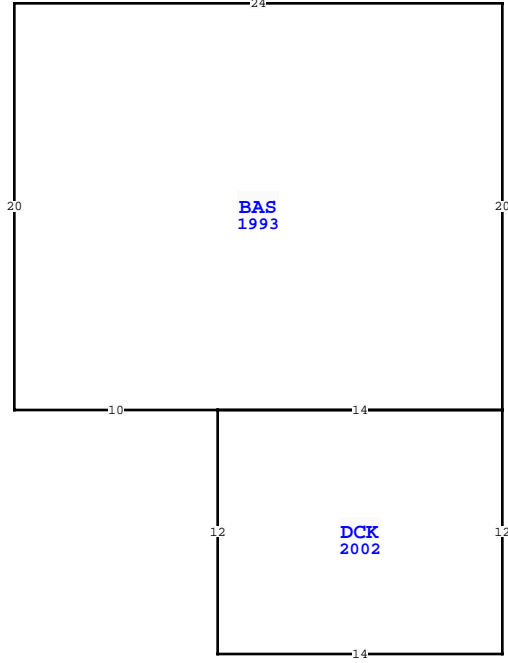




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	03	CONCR STEM	100
Frame	02	WOOD FRAME	100
Exterior Wall	08	WD ON PLY	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	02	MIN PLYWD	100
Heating Type	02	CONVECTION	100
Air Condition	02	WINDOW	100
Bedrooms		1	100
Bathrooms		1	100
Story Height		0	100
Stories	1.	1.	100
Units		0	100
Condition Adj	11	FAIR	100
Quality	02	BELOW AVERAGE	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM	2	MKT AREA	11
NEIGHBORHOOD/LOC	000	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	480	100	1993
DCK	168	10	2002
TOTALS	648		

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		Heated Area: 480					HX Base Yr	2023		



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	19,385		
TOTAL MARKET OB/XF VALUE	1,042		
TOTAL LAND VALUE - MARKET	12,000		
TOTAL MARKET VALUE	32,427		
SOH/AGL Deduction	0		
ASSESSED VALUE	32,427		
TOTAL EXEMPTION VALUE	HX HB	25,000	
BASE TAXABLE VALUE	7,427		
TOTAL JUST VALUE	32,427		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	32,970		
JS 5YR CK; CHG INTW AND FLOOR			
5 YR PRCL CH, N/C			
SINCE 2014-CIPRIANO			
VERIFICATION WITH LEON CO. HAS HX IN LEON			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2014638	RE-ROOF	0	07/25/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1277/0659	8/17/2022	CD	U	I	11	100
GRANTOR: CIPRIANO MICHAEL						
GRANTEE: WERBIN KARIN LYNNE						
1262/0884	4/28/2022	WD	Q	I	01	40,000
GRANTOR: CIPRIANO MICHAEL						
GRANTEE: LYNNE KARIN						

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	0770	PUMP HOUSE	0	100	8	10			5.00	100	1993	1993	3	0		
2	0620	WOOD UTL B	0	100	12	24	SF	6.00	6.00	100	2000	2000	3	20	346	
3	0620	WOOD UTL B	0	100	20	8	SF	6.00	6.00	100	2000	2000	3	20	192	
4	0955	PRIVACY FE	0	100	0	0	LF	15.00	15.00	100	2005	2005	3	20	504	

TOTAL OB/XF													
1,042													

BUILDING NOTES													
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS													
BAS=[YR=1993] W24 S20 E10 DCK=[YR=2002] S12 E14 N12 W14\$ E14 N20\$.													

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	12,000.00	12,000.00	12,000							