

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	01	WOOD FRAME	100
Frame	02	WOOD FRAME	100
Exterior Wall	30	VINYL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	08	SHT VINYL	50
Interior Floo	14	CARPET	50
Heating Type	04	AIR DUCTED	100
Air Condition	03	CENTRAL	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Class	00	N/A	100
Units		0	100
Quality	08	FAIR	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM	1	MKT AREA	09
NEIGHBORHOOD/LOC	000	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,368	100	1999
DCK	39	10	2010
UOP	224	25	2010
TOTALS	2,631		

MARKET ADJUSTMENTS																										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND															
1	MOBILE HOM	0%	- 2024		164,424	1998	1998	0	0	45.00	55.00															
Heated Area: 2368 HX Base Yr																										
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>08/20/2020</th> <th>RTAK</th> <th>LGL DATE</th> <th></th> </tr> <tr> <th>XF DATE</th> <th>08/20/2020</th> <th>RTAK</th> <th>LAND DATE</th> <th>08/20/2020</th> </tr> <tr> <th>INC DATE</th> <th></th> <th></th> <th>AG DATE</th> <th></th> </tr> </thead> </table>												BLD DATE	08/20/2020	RTAK	LGL DATE		XF DATE	08/20/2020	RTAK	LAND DATE	08/20/2020	INC DATE			AG DATE	
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INC DATE			AG DATE																							

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				90,433		
TOTAL MARKET OB/XF VALUE				15,774		
TOTAL LAND VALUE - MARKET				82,950		
TOTAL MARKET VALUE				189,157		
SOH/AGL Deduction				0		
ASSESSED VALUE				189,157		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				189,157		
TOTAL JUST VALUE				189,157		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				145,466		
REMOVED ADJ FOR FLAG LOT.						
2021 AG REMOVED						
7-11						
5 YR PRCL CH, PU XFOB LN 5 & 6, DEL XFOB LN						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
OB24-000515	HVAC CHANGE OUT		07/17/2024			
024679	MECH	0	02/11/1999			
024660	DWMH	0	02/08/1999			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1304/0779	3/13/2023	WD	U	I	11	172,000
GRANTOR: SELENE FINANCE LP						
GRANTEE: COX RHONDA ANN						
1246/0603	12/28/2021	WD	P	I	98	172,000
GRANTOR: SELENE FINANCE LP						
GRANTEE: COX RHONDA ANN						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=1999] W18 UOP=[YR=2010] N1 DCK=[YR=2010] E13 N3 W13 S3\$ N13 W16 S14 E16\$ W56 S32 E74 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	0625	PORT WD UT	0	0	16	12		192.00	SF	6.00	1999	1999	3	20	230		
2	0130	FIRE PLACE	0	0	0	0		1.00	UT	1,300.00	1998	1998	3	55	715		
3	0210	CONCRETE D	0	0	30	14		420.00	SF	6.00	2010	2010	3	43	1,084		
4	0211	CONCRETE W	0	0	5	5		25.00	SF	6.00	2010	2010	3	43	65		
5	0051	CARPORT UN	0	0	40	40		1,600.00	SF	12.00	2000	2000	3	57	10,944		
6	0051	CARPORT UN	0	0	20	20		400.00	SF	12.00	2000	2000	3	57	2,736		
TOTALS												2,631			2,428	90,433	

LAND DESCRIPTION												TOTAL OB/XF												15,774				
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	000201	C	MH	0			0.00	0.00	11.06	AC		1.00	1.00	1.00	7,500.00	7,500.00	82,950											