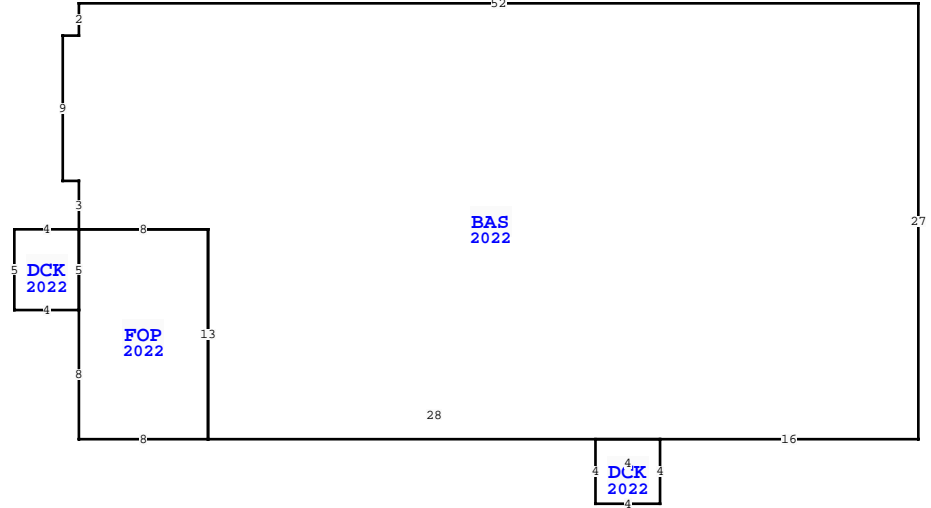




ELEMENT		CD	CONSTRUCTION
Foundation	07	PIER BLOCK	100
Frame	30	WOOD FRAME	100
Exterior Wall	02	VINYL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	08	SHT VINYL	80
Interior Floo	14	CARPET	20
Heating Type	13	HEAT PUMP	100
Air Condition	13	HEAT PUMP	100
Bedrooms			2 100
Bathrooms			2 100
Story Height			0 100
Stories	1.		1. 100
Units			0 100
Quality	03	AVERAGE	
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	1,309	100	2022
DCK	16	10	2022
DCK	20	10	2022
FOP	104	30	2022
TOTALS	1,449		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0110	01	1,344	107.8000	100.25	134,736	2022	2022	0	50	0	1.00	49.00	
2 SFR/DCA/MO		100% - 2023		Heated Area: 1309				HX Base Yr 2023					



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		66,021	
TOTAL MARKET OB/XF VALUE		4,783	
TOTAL LAND VALUE - MARKET		4,000	
TOTAL MARKET VALUE		74,804	
SOH/AGL Deduction		0	
ASSESSED VALUE		74,804	
TOTAL EXEMPTION VALUE		HX HB 49,804	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		74,804	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		180,482	
PRMT CH PU XFOBS, DEMO XFOBS			
PER ED -I GAVE A 75% DISC.TO LAND FOR FLOODING, RE			
JS PRMT CH P/U NEW SFD AND XFOBS			
5 YR PRCL CK, PU XFOB LN 1-4, DEL XFOB LN 5-6			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
23000252	CARPORT-CC	0	03/29/2023
OBN21-00026	DCA-CO	0	11/23/2021
20000329	CARPORT-CO	0	04/17/2020
20000209	SHED-CO	0	03/09/2020
19000282	SHED-CO	0	03/07/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0976/0156	7/20/2015	WD Q	V		01	27,500
GRANTOR: OLD MAN 2, LLC						
GRANTEE: GULLAGE CARMEN F &						
0954/0771	11/05/2014	TD U	I	11		7,500
GRANTOR: CLERK OF COURT - TAX						
GRANTEE: OLD MAN 2, LLC						

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
3	0055	PORTABLE C	0 100	45	18	810.00	SF	3.00	3.00	100	2020	2020	3	89	2,163	
4	0625	PORT WD UT	0 100	20	10	200.00	SF	6.00	6.00	100	2020	2020	3	89	1,068	
5	0211	CONCRETE W	0 100	3	4	12.00	SF	6.00	6.00	100	2022	2022	3	97	70	
6	0211	CONCRETE W	0 100	3	4	12.00	SF	6.00	6.00	100	2022	2022	3	97	70	
7	0060	DECK WOOD	0 100	12	12	144.00	SF	5.00	5.00	100	2021	2021	3	98	706	
8	0060	DECK WOOD	0 100	12	12	144.00	SF	5.00	5.00	100	2021	2021	3	98	706	
11	0055	PORTABLE C	0 100	20	12	240.00	SF	0.00	0.00	100	2024	2023	AV	100	0	
12	0580	PRTBLE GRN	0 100	10	10	100.00	SF	0.00	0.00	100	2024	2023	AV	100	0	

BLD DATE		06/02/2010	KLSR		LGL DATE	
XF DATE	08/03/2020	RTJT		LAND DATE	08/03/2020	RTJT
INC DATE		AG DATE				

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=2022] W52 S2 W1 S9 E1 S3 E8 S13 FOP=[YR=2022] N13 W8 S5 DCK=[YR=2022] N5 W4 S5 E4\$ S8 E8\$ E28 DCK=[YR=2022] W4 S4 E4 N4\$ E16 N27\$.													

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	0.10	40,000.00	4,000.00	4,000							