

ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	12	WOOD	FRAME	100	
Exterior Wall	02	CEDAR/CYPR	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	60		
Interior Floor	11	CLAY TILE	40		
Heating Type	04	AIR DUCTED	100		
Air Condition	03	CENTRAL	100		
Bedrooms		3	100		
Bathrooms		2	100		
Story Height		0	100		
Stories	1.	1.	100		
Units		0	100		
Quality	03	AVERAGE			
DOR CODE	5000	IMPRVD AG RES			
MAP NUM	5	MKT AREA	08		
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,046	100	1995	2,046	163,737
FCP	552	25	1995	138	11,044
FOP	432	30	1995	130	10,404
FSP	330	55	1995	182	14,565
TOTALS	3,360			2,496	199,750

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%	- 2012								
Heated Area: 2046 HX Base Yr 2012											

WAKULLA COUNTY PROPERTY				PAGE 1 of 2	3	
VALUATION SUMMARY						
VALUATION BY		STANDARD				
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE		199,750				
TOTAL MARKET OB/XF VALUE		42,303				
TOTAL LAND VALUE - MARKET		155,025				
TOTAL MARKET VALUE		263,121				
SOH/AGL Deduction		87,973				
ASSESSED VALUE		175,148				
TOTAL EXEMPTION VALUE		HX HB VX 55,000				
BASE TAXABLE VALUE		120,148				
TOTAL JUST VALUE		397,078				
NCON VALUE		0				
INCOME VALUE						
PREVIOUS YEAR MKT VALUE		242,342				
H5 - OR 1375 P 374 - NEED SPOUSES INFO.						
ALSO ADDED VX. MAILED AMENDED TRIM.						
RE ADDED HX AS IT SHOULD NOT HAVE BEEN RMVD,						
5YR PRCL CK NC						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
31500	SFD	0	03/11/2004			
022887	N/A	0	10/30/1997			
018874	N/A	0	09/09/1994			
018762	N/A	0	07/29/1994			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1253/0821	1/14/2022	QC	U	I	30	114,800
GRANTOR: GATCHELL JAMES K JR &						
GRANTEE: GATCHELL JAMES K II						
0848/0326	2/15/2011	WD	Q	I	01	290,000
GRANTOR: GOSFORD JOHN SR & VEL						
GRANTEE: GATCHELL JAMES K JR						
BLD DATE						11/29/2017
XF DATE						11/29/2017
INC DATE						
LGL DATE						11/29/2017
LAND DATE						MMJT
AG DATE						
BLD DATE						11/29/2017
XF DATE						11/29/2017
INC DATE						
LGL DATE						11/29/2017
LAND DATE						MMJT
AG DATE						

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	0030	BARN, POLE	0	100	30	14	420.00	SF	9.00	9.00	100	1994	1994	3	20	756	
2	0940	OPEN SHED	0	100	14	30	420.00	SF	4.00	4.00	100	1995	1995	3	20	336	
3	0140	FIRE PLACE	0	100	0	0	1.00	UT	1,900.00	1,900.00	100	1995	1995	3	52	988	
4	0220	POOL VINYL	0	100	0	0	906.00	SF	60.00	60.00	100	1997	1997	3	40	21,744	
5	0210	CONCRETE D	0	100	24	20	480.00	SF	6.00	6.00	100	1997	1997	3	20	576	
6	0500	WORK SHOP	0	100	69	30	2,070.00	SF	15.00	15.00	100	2002	2002	3	20	6,210	
7	0211	CONCRETE W	0	100	0	0	1,032.00	SF	6.00	6.00	100	1997	1997	3	20	1,238	
8	0210	CONCRETE D	0	100	32	12	384.00	SF	6.00	6.00	100	1997	1997	3	20	461	
9	0940	OPEN SHED	0	100	30	14	420.00	SF	4.00	4.00	100	2011	2011	3	47	790	
10	0211	CONCRETE W	0	100	21	4	84.00	SF	6.00	6.00	100	1997	1997	3	20	101	

TOTAL OB/XF												33,200												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	18.67	AC		1.00	1.00	1.00	325.00	325.00	6,068							

BUILDING NOTES											
FSP=[YR=1995] W33 S10 E33 BAS=[YR=1995] W33 N10 W21 S10											
FCP=[YR=1995] W24 S23 E24 N23 \$ S34 FOP=[YR=1995] S8 E54 N8											
W54 \$ E54 N34 \$ N10 \$.											

LAND DESCRIPTION												TOTAL OB/XF				33,200								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	18.67	AC		1.00	1.00	1.00	325.00	325.00	6,068							

