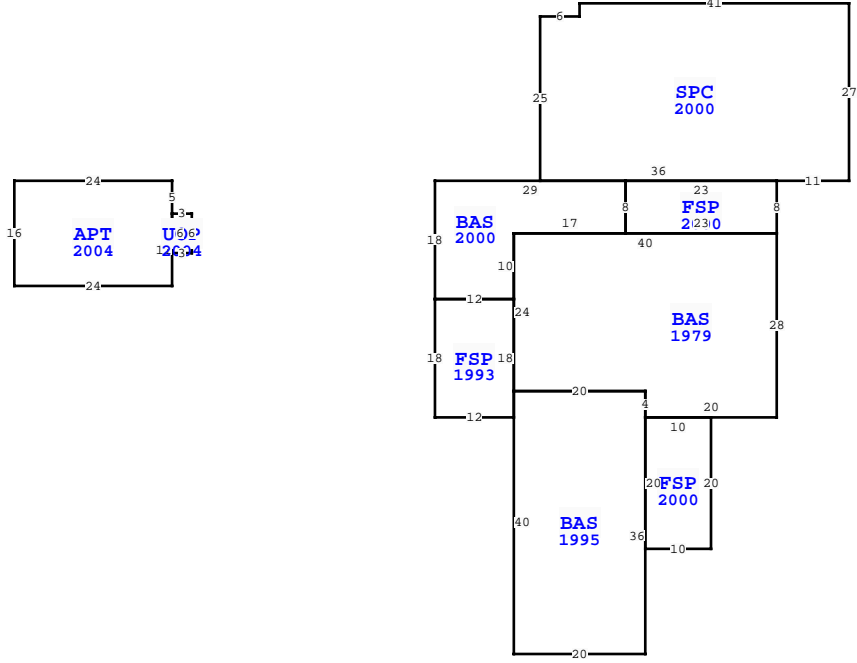




ELEMENT		CD	CONSTRUCTION		
Foundation	02	CONCR	SLAB 100		
Frame	30	WOOD	FRAME 100		
Exterior Wall	02	VINYL	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	11	CLAY TILE	90		
Interior Floo	12	HARDWOOD	10		
Heating Type	04	AIR DUCTED	100		
Air Condition	03	CENTRAL	100		
Bedrooms			3 100		
Bathrooms			3 100		
Story Height			0 100		
Stories	1.		1. 100		
Units			0 100		
Quality	02	BELOW AVERAGE			
DOR CODE	5000	IMPRVD AG RES			
MAP NUM	2	MKT AREA	11		
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	384	100	2004	384	23,415
BAS	1,040	100	1979	1,040	63,416
BAS	800	100	1995	800	48,782
BAS	352	100	2000	352	21,464
FSP	216	55	1993	119	7,256
FSP	184	55	2000	101	6,158
FSP	200	55	2000	110	6,708
SPC	1,257	20	2000	251	15,305
UOP	18	20	2004	4	244
TOTALS	4,451			3,161	192,748

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
0100	01	3,161	103.5300	98.35	310,884	1979	1986	0	0	1	37.00	62.00	
2 SINGLE FAM 0% - 2024 Heated Area: 2576 HX Base Yr													



WAKULLA COUNTY PROPERTY			PAGE 1 of 2	3
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE	192,748			
TOTAL MARKET OB/XF VALUE	35,294			
TOTAL LAND VALUE - MARKET	127,500			
TOTAL MARKET VALUE	255,267			
SOH/AGL Deduction	0			
ASSESSED VALUE	255,267			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	255,267			
TOTAL JUST VALUE	355,542			
NCON VALUE	0			
INCOME VALUE	0			
PREVIOUS YEAR MKT VALUE	344,228			
2024 AG APP RECVD APPRVD				
2022 AG REMOVED NO RETURN CARD				
5 YR PRCL CH N/C-RT				
2021 AG RENEWAL RECD				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
2013185	ELECT	0	04/02/2013	
021003	N/A	0	05/22/1996	
020866	N/A	0	04/22/1996	
019502	N/A	0	04/06/1995	

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1375/0510	8/23/2024	QC	U	I	11	100
GRANTOR: COPELAND MEAGAN						
GRANTEE: COOK JESSE WILLIAM						
1283/0343	9/13/2022	QC	U	I	11	100
GRANTOR: COOK JESSE WILLIAM &						
GRANTEE: COPELAND MEAGAN TRU						

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	0620	WOOD UTL B	0	0	12	10	120.00	SF	6.00	6.00	100	1980	1980	3	20	144	
2	0620	WOOD UTL B	0	0	12	6	72.00	SF	6.00	6.00	100	1980	1980	3	20	86	
3	0050	CARPORT UN	0	0	36	22	792.00	SF	9.00	9.00	100	1980	1980	3	20	1,426	
4	0940	OPEN SHED	0	0	42	24	1,008.00	SF	4.00	4.00	100	1960	1960	3	20	806	
5	0220	POOL VINYL	0	0	34	18	612.00	SF	60.00	60.00	100	1988	1988	3	40	14,688	
6	0140	FIRE PLACE	0	0	0	0	1.00	UT	1,900.00	1,900.00	100	1995	1995	3	52	988	
7	0170	GARAGE UNF	0	0	39	26	1,014.00	SF	25.00	25.00	100	1995	1995	3	52	13,182	
8	0520	WORK SHOP	0	0	24	17	408.00	SF	12.00	12.00	100	1960	1960	3	20	979	
9	0210	CONCRETE D	0	0	36	22	792.00	SF	6.00	6.00	100	1990	1990	3	20	950	
10	0211	CONCRETE W	0	0	12	3	372.00	SF	6.00	6.00	100	1980	1980	3	20	446	

TOTAL OB/XF														33,695										
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					15.00	AC		1.00	1.00	1.00	325.00	325.00	4,875							
3	005996	A	AG WETLAND	0					0.98	AC		1.00	1.00	1.00	7,500.00	7,500.00	7,350							

BUILDING NOTES													
SPC=[YR=2000] W41 S2 W6 S25 E36 FSP=[YR=2000] W23 S8													
BAS=[YR=2000] N8 W29 PTR=W40 APT=[YR=2004] W24 S16 E24 N11													
UOP=[YR=2004] S6 E3 N6 W3\$ N5\$ E40\$ S18 E12 FSP=[YR=1993] W12													
S18 E12 N18\$ N10 E17\$ E23 BAS=[YR=1979] W40 S24 E20													
BAS=[YR=1995] W20 S40 E20 N36 FSP=[YR=2000] S20 E10 N20 W10\$													
N4\$ S4 E20 N28\$ N8\$ E11 N27\$.													

LAND DESCRIPTION																									
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					15.00	AC		1.00	1.00	1.00	325.00	325.00	4,875								
3	005996	A	AG WETLAND	0					0.98	AC		1.00	1.00	1.00	7,500.00	7,500.00	7,350								

