

BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Foundation	02	CONCR SLAB 100			
Frame	02	WOOD FRAME 100			
Exterior Wall	05	HARDIE BRD 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	03	CONC FINSH 100			
Heating Type	04	AIR DUCTED 100			
Air Condition	03	CENTRAL 100			
Bedrooms		3 100			
Bathrooms		3.5 100			
Story Height		0 100			
Stories	1.5	1.5 100			
Units		0 100			
Quality	07	GOOD			
DOR CODE	5000	IMPRVD AG RES			
MAP NUM	1	MKT AREA 01			
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,756	100	2014	2,756	279,487
DCK	24	10	2014	2	203
FGR	510	50	2014	255	25,859
FOP	161	30	2014	48	4,868
FOP	605	30	2014	182	18,457
FUS	810	100	2014	810	82,142
PTO	64	5	2014	3	304
PTO	676	5	2014	34	3,448
TOTALS	5,606			4,090	414,769

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%	- 2019								
Heated Area: 3566						HX Base Yr 2019					

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		414,769	
TOTAL MARKET OB/XF VALUE		48,613	
TOTAL LAND VALUE - MARKET		162,500	
TOTAL MARKET VALUE		488,432	
SOH/AGL Deduction		123,039	
ASSESSED VALUE		365,393	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		315,393	
TOTAL JUST VALUE		625,882	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		487,137	
COA PER PAUL AND DEEANN RQST			
2022 AG RENEWAL RECD			
2021 AG RENEWAL RECD			
7-9, DEL XFOB LN 10			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000095	GENERATOR	0	01/18/2019
2014550	POOL/SPA-CO	0	07/01/2014
2013785	SFD-CO	0	11/06/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1082/0684	8/14/2018	QC	U	V	30	0
GRANTOR: PEEPLES PAUL R & DEEA						
GRANTEE: PEEPLES PAUL R & DE						
1074/0604	5/29/2018	WD	Q	V	01	630,000
GRANTOR: GRANT MICHAEL C & MAR						
GRANTEE: PEEPLES PAUL R						

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	60	52	SF	9.00	9.00	100	2013	2013	3	57	16,006	
2	0210	CONCRETE D	0	100	24	24	SF	6.00	6.00	100	2014	2014	3	62	2,143	
3	0211	CONCRETE W	0	100	58	4	SF	6.00	6.00	100	2014	2014	3	62	863	
4	0211	CONCRETE W	0	100	17	4	SF	6.00	6.00	100	2014	2014	3	62	253	
5	0140	FIRE PLACE	0	100	0	0	UT	1,900.00	1,900.00	100	2014	2014	3	82	1,558	
6	0230	POOL, CONCR	0	100	32	16	SF	65.00	65.00	100	2014	2014	3	62	20,634	
7	0080	4' CHAINLI	0	100	0	0	LF	13.00	13.00	100	2015	2015	3	67	4,878	
8	0625	PORT WD UT	0	100	28	12	SF	6.00	6.00	100	2016	2016	3	72	1,452	
9	0700	PORT BLDG	0	100	12	10	SF	8.00	8.00	100	2016	2016	3	86	826	
TOTALS															48,613	

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	DPTH 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	20,000.00	20,000.00	20,000							
2	005400	A	TIMBER 1 PLA	0			0.00	0.00	14.00	AC		1.00	1.00	1.00	325.00	325.00	4,550							
3	005996	A	AG WETLAND	100					5.00	AC		1.00	1.00	1.00	100.00	100.00	500							