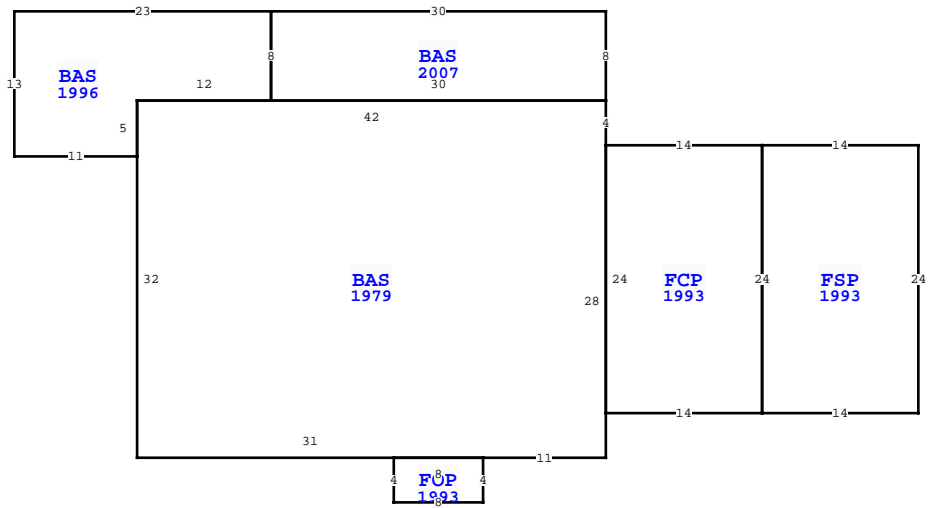




ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
03	MASONRY 100				
08	WD ON PLY 50				
15	CONC BLOCK 50				
03	GABLE/HIP 100				
13	GALVALUM 100				
05	DRYWALL 100				
12	HARDWOOD 70				
11	CLAY TILE 30				
04	AIR DUCTED 100				
03	CENTRAL 100				
	Bedrooms	3	100		
	Bathrooms	2.5	100		
	Story Height	0	100		
1.	Stories	1.	100		
	Units	0	100		
08	FAIR				
0100	SINGLE FAMILY				
5	MKT AREA		02		
149.00		1.30/			
	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE		
	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE		
BAS	1,344	100	1979	1,344	105,382
BAS	239	100	1996	239	18,740
BAS	240	100	2007	240	18,819
FCP	336	25	1993	84	6,586
FOP	32	30	1993	10	784
FSP	336	55	1993	185	14,506
TOTALS	2,527			2,102	164,817

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,102	104.0850	128.54	270,191	1979	1985	0	0	1	38.00	61.00
1 SINGLE FAM 0% - 0 Heated Area: 1823 HX Base Yr												



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		164,817	
TOTAL MARKET OB/XF VALUE		9,621	
TOTAL LAND VALUE - MARKET		180,000	
TOTAL MARKET VALUE		354,438	
SOH/AGL Deduction		80,705	
ASSESSED VALUE		273,733	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		273,733	
TOTAL JUST VALUE		354,438	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		317,036	
5 YR PRCL CK, CHG DIM XFOB LN 4.			
7, PU XFOB LN 14, DEL XFOB LN 15			
CORR CODE XFOB LN 3, PU CORR DIMENS XFOB LN			
ROOFING PRIOR ADD ON'S, SFD IN GOOD REPAIR			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
PR24-000126	CONVERT CARPORT T		07/16/2024
2012492	RE-ROOF	0	07/25/2012
021672	N/A	0	12/11/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0873/0837	3/02/2012	QC	U	I	11	100
GRANTOR: MERCHANT JOHN P III						
GRANTEE: MERCHANT JOHN P III						
0873/0835	3/02/2012	WD	U	I	12	155,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: MERCHANT JOHN P III						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0620	WOOD UTL B	0	0	42	14	588.00	SF	7.80	7.80	100	1982
2	0620	WOOD UTL B	0	0	10	8	80.00	SF	7.80	7.80	100	1982
3	0211	CONCRETE W	0	0	48	13	624.00	SF	7.80	7.80	100	1982
4	0210	CONCRETE D	0	0	16	14	224.00	SF	7.80	7.80	100	1982
5	0210	CONCRETE D	0	0	25	18	450.00	SF	7.80	7.80	100	2005
6	0210	CONCRETE D	0	0	10	30	300.00	SF	7.80	7.80	100	1990
7	0211	CONCRETE W	0	0	23	3	69.00	SF	7.80	7.80	100	2005
8	0055	PORTABLE C	0	0	25	18	450.00	SF	3.90	3.90	100	2005
9	0700	PORT BLDG	0	0	20	10	200.00	SF	10.40	10.40	100	2004
10	0211	CONCRETE W	0	0	0	0	722.00	SF	7.80	7.80	100	1990

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	DPHT FACT
1	000132	C	SFR RIVER	0			100.00	165.00	1.00	LT		1.00
2	000132	C	SFR RIVER	0			100.00	165.00	1.00	LT		1.00

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS=[YR=2007] W30 S8 BAS=[YR=1996] N8 W23 S13 E11 N5 E12\$ E30												
BAS=[YR=1979] W42 S32 E31 FOP=[YR=1993] W8 S4 E8 N4\$ E11 N28												
FCP=[YR=1993] S24 E14 N24 FSP=[YR=1993] S24 E14 N24 W14\$ W14\$ N4\$ N8\$.												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	000132	C	SFR RIVER	0			100.00	165.00	1.00	LT		1.00
2	000132	C	SFR RIVER	0			100.00	165.00	1.00	LT		1.00

