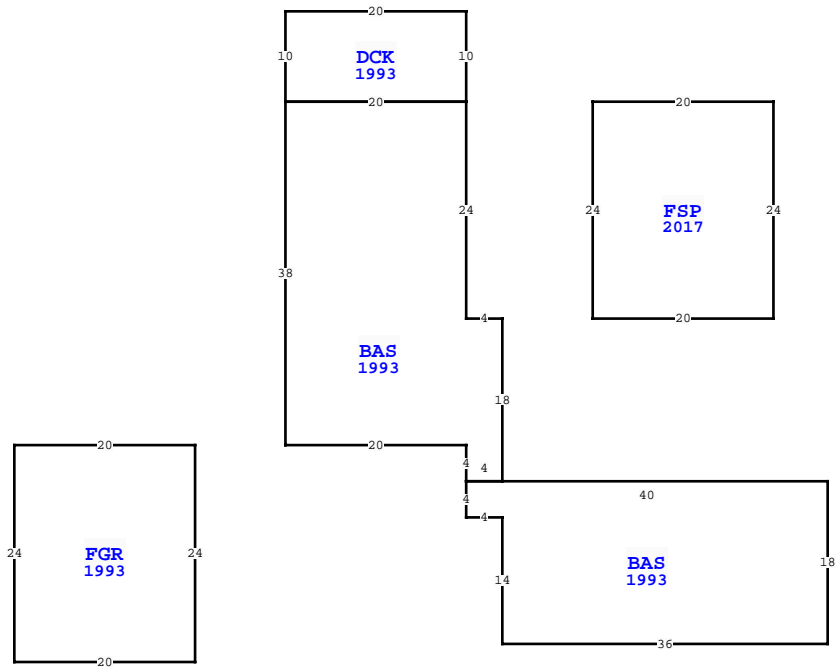




ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
03	CONCR STEM 100		
02	WOOD FRAME 100		
08	WD ON PLY 100		
03	GABLE/HIP 100		
13	GALVALUM 100		
04	PLYWOOD 70		
05	DRYWALL 30		
11	CLAY TILE 50		
14	CARPET 50		
04	AIR DUCTED 100		
03	CENTRAL 100		
	Bedrooms	1	100
	Bathrooms	1	100
	Story Height	0	100
1.	Stories	1.	100
	Units	0	100
03	AVERAGE		
0100	SINGLE FAMILY		
5	MKT AREA		02
149.00	NEIGHBORHOOD/LOC	1.30/	
BAS	AREA TYPE	664	TOTAL GROSS AREA
100	PCT OF BASE	100	YEAR
1993	TOT ADJ AREA	664	SUBAREA MARKET VALUE
45,794			
BAS	AREA TYPE	832	TOTAL GROSS AREA
100	PCT OF BASE	100	YEAR
1993	TOT ADJ AREA	832	SUBAREA MARKET VALUE
57,381			
DCK	AREA TYPE	200	TOTAL GROSS AREA
10	PCT OF BASE	10	YEAR
1993	TOT ADJ AREA	20	SUBAREA MARKET VALUE
1,380			
FGR	AREA TYPE	480	TOTAL GROSS AREA
50	PCT OF BASE	50	YEAR
1993	TOT ADJ AREA	240	SUBAREA MARKET VALUE
16,552			
FSP	AREA TYPE	480	TOTAL GROSS AREA
55	PCT OF BASE	55	YEAR
2017	TOT ADJ AREA	264	SUBAREA MARKET VALUE
18,208			
2,656	TOTALS	2,020	139,314

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,020	109.5000	135.23	273,165	1974	1974	0	0	49.00	51.00
1 SINGLE FAM 100% - 2019 Heated Area: 1496 HX Base Yr 2019											



WAKULLA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		139,314	
TOTAL MARKET OB/XF VALUE		19,148	
TOTAL LAND VALUE - MARKET		180,000	
TOTAL MARKET VALUE		338,462	
SOH/AGL Deduction		163,180	
ASSESSED VALUE		175,282	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		125,282	
TOTAL JUST VALUE		338,462	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		301,901	

REVISED NOTICE OF PROPOSED TAX
 5 YR PRCL CH, CORR RVCR
 5 YR PRCL CH, PU CORR TRAV, PU XFOB LN 5-6
 5 YR PRCL CK, CHG RCVR.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000323	DOORS & WINDOWS	0	07/21/2021
19000867	REROOF-CO	0	05/28/2019
18001424	POLE BARN-CO	0	01/04/2019
17001035	MECH	0	07/28/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1093/0648	11/30/2018	WD Q	Q	I	01	183,000
GRANTOR: LOWRIE THEODORE WILLI						
GRANTEE: MELZER CYNTHIA S &						
0333/0677	9/09/1998	WD Q	Q	I		136,000
GRANTOR:						
GRANTEE:						

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	0080	4' CHAINLI	0	100	0	0		510.00	LF 16.90	100	1980	1980	3	20	1,724	
2	0210	CONCRETE D	0	100	98	11		1,078.00	SF 7.80	100	1988	1988	3	20	1,682	
3	0211	CONCRETE W	0	100	0	0		272.00	SF 7.80	100	1988	1988	3	20	424	
4	0850	SEAWALL CO	0	100	0	0		37.00	LF 54.60	100	1988	1988	3	20	404	
5	0030	BARN, POLE	0	100	60	24		1,440.00	SF 11.70	100	2019	2019	3	85	14,321	
6	0360	BOATDOCK F	0	100	10	4		40.00	SF 19.50	100	2017	2017	3	76	593	

TOTAL OB/XF												19,148												
LAND DESCRIPTION																								
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	000132	C	SFR RIVER	100			70.00	150.00	2.00	LT		1.00	1.00	1.00	90,000.00	90,000.00	180,000							