

BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Foundation	02	CONCR SLAB	100		
Frame	02	WOOD FRAME	100		
Exterior Wall	30	VINYL	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	10	LAMINATED	80		
Interior Floor	11	CLAY TILE	20		
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		
Condition Adj	13	GOOD	100		
Quality	08	FAIR			
DOR CODE	0100	SINGLE FAMILY			
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
BAS	1,388	100	1980	1,388	115,752
FOP	68	30	1980	20	1,668
STP	15	10	1990	2	166
TOTALS	1,471			1,410	117,586

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,410	115.5060	109.73	154,719	1980	1999	0	0	24.00	76.00
1 SINGLE FAM 0% - 2024 Heated Area: 1388 HX Base Yr											

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			117,586
TOTAL MARKET OB/XF VALUE			5,143
TOTAL LAND VALUE - MARKET			7,500
TOTAL MARKET VALUE			130,229
SOH/AGL Deduction			0
ASSESSED VALUE			130,229
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			130,229
TOTAL JUST VALUE			130,229
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			131,590
PRMT CK JS CHG EXW TO 30			
INCR EYB 1980-1984 RE-ROOF CC 7-2022			
5 YR CHK NO CHANGE			
COA PER WAK TCO			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23-000977	GENERATOR		08/25/2023
22000627	SIDING-CC	0	06/23/2022
OB22-000349	RE-ROOF-CC	0	05/26/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1267/0089	5/20/2022	WD Q	Q	I	01	165,000
GRANTOR: RIPLEY CHARLES PETER						
GRANTEE: HENDERSON JOHN M &						
0789/0046	2/11/2009	WD U	U	I	39	159,000
GRANTOR: BAILEY SUSAN & DAVID						
GRANTEE: RIPLEY CHARLES PETE						

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	0211	CONCRETE W	0	0	16	3	48.00	SF	6.00	6.00	100	1990	1990	3	20	58	
2	0700	PORT BLDG	0	0	8	6	48.00	SF	8.00	8.00	100	1990	1990	3	47	180	
3	0620	WOOD UTL B	0	0	31	16	496.00	SF	6.00	6.00	100	2013	2013	3	57	1,696	
4	0700	PORT BLDG	0	0	30	12	360.00	SF	8.00	8.00	100	2016	2016	3	86	2,477	
5	0625	PORT WD UT	0	0	14	13	182.00	SF	6.00	6.00	100	2015	2015	3	67	732	
TOTALS															5,143		

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	000100	C	SFR	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	7,500							