

BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Foundation	02	CONCR SLAB 100			
Frame	02	WOOD FRAME 100			
Exterior Wall	30	VINYL 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	08	SHT VINYL 80			
Interior Floo	11	CLAY TILE 20			
Heating Type	04	AIR DUCTED 100			
Air Condition	03	CENTRAL 100			
Bedrooms		3 100			
Bathrooms		2.5 100			
Story Height		0 100			
Stories	2.	2. 100			
Units		0 100			
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	1,296	100	2016	1,296	112,115
DCK	16	10	2016	2	173
FOP	288	30	2016	86	7,440
FUS	836	100	2016	836	72,321
TOTALS	2,436			2,220	192,049

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%	- 1996		206,504	2016	2016	0	0	7.00	93.00	
Heated Area: 2132 HX Base Yr 1996												

BAS
2016

FUS
2016

FOP
2016

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			192,049
TOTAL MARKET OB/XF VALUE			1,944
TOTAL LAND VALUE - MARKET			20,000
TOTAL MARKET VALUE			213,993
SOH/AGL Deduction			39,735
ASSESSED VALUE			174,258
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			124,258
TOTAL JUST VALUE			213,993
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			216,084
5 YR PRCL CH N/C-RT			
PU XFOB LN 3-7			
NEW SFD, CHG ALL CODES, CORR DIMENS XFOB LN 1			
5 YR PRCL CH, DEL OLD 1970 MH & REPLACE W/			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2012231	SFD-CO	0	04/20/2012
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / CD
0249/0101	2/09/1995	WD Q	V
GRANTOR:			
GRANTEE:			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=2016] W36 S36 E36 PTR=E15 N5 FUS=[YR=2016] E5 S4 E5 N4 E16 S4 E5 N4 E5 N21 W5 N4 W5 S4 W16 N4 W5 S4 W5 S21\$ S5 W15\$ FOP=[YR=2016] W36 S8 E36 N8\$ N28 DCK=[YR=2016] S4 E4 N4 W4\$ N8\$.			

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	0950	METAL SHED	0 100	20	15	300.00	SF	8.00	8.00	100	1993	1993	3	20	480	
2	0620	WOOD UTL B	0 100	12	14	168.00	SF	6.00	6.00	100	1993	1993	3	20	202	
3	0630	METAL UTL	0 100	20	15	300.00	SF	8.00	8.00	100	1993	1993	3	20	480	
4	0620	WOOD UTL B	0 100	7	6	42.00	SF	6.00	6.00	100	2004	2004	3	23	58	
5	0940	OPEN SHED	0 100	7	7	49.00	SF	4.00	4.00	100	2004	2004	3	23	45	
6	0620	WOOD UTL B	0 100	8	8	64.00	SF	6.00	6.00	100	1986	1986	3	20	77	
7	0131	FIRE PLACE	0 100	0	0	1.00	UT	700.00	700.00	100	2016	2016	3	86	602	
TOTAL OB/XF													1,944			

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	000100	C	SFR	100			204.00	319.00	2.00	LT		1.00	1.00	1.00	10,000.00	10,000.00	20,000								