

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		4 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 100
Units		2 100
Quality	03	AVERAGE
DOR CODE	0801<10 MULTI-FAM	
MAP NUM	5	MKT AREA 08
NEIGHBORHOOD/LOC	171.10	1.60/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,690	100
FOP	56	30
FST	104	55
PTO	128	5
PTO	128	5
TOTALS	2,162	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0120	01	1,793	114.7000	165.17	296,150	1993	1997	0	0	46.00	54.00		
1 TWNHSE 0% - 0 Heated Area: 1690 HX Base Yr													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE								
BAS	1,690	100	1993	1,690	150,734								
FOP	56	30	1993	17	1,516								
FST	104	55	1993	17	1,516								
PTO	128	5	1993	6	535								
PTO	128	5	1993	6	535								
TOTALS	2,162			1,793	159,921								

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				159,921		
TOTAL MARKET OB/XF VALUE				1,850		
TOTAL LAND VALUE - MARKET				30,000		
TOTAL MARKET VALUE				191,771		
SOH/AGL Deduction				40,518		
ASSESSED VALUE				151,253		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				151,253		
TOTAL JUST VALUE				191,771		
NCON VALUE				0		
INCOME VALUE				0		
PREVIOUS YEAR MKT VALUE				137,503		
CORRECT PHYSICAL ADDRESS TO 481/485 EMMETT WHALEY						
NEW PRCLS 02078-G05 & -G06 & -G07						
S/O LOTS 5-7 TO NEW PRCLS W/ BLDGS						
PRCL S/OP REQUEST SIMMONS 8504918000						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
21000092	PLUMB-CC	0	05/12/2021			
21000195	MECH	0	04/16/2021			
21000194	MECH	0	04/16/2021			
21000193	MECH	0	04/16/2021			
21000085	RE-ROOF-CO	0	03/02/2021			
21000083	RE-ROOF-CO	0	03/02/2021			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1348/0755	2/27/2024	WD	Q	I	01	220,000
GRANTOR: SIMMONS JOY S						
GRANTEE: VALDEZ FRANCISCO						
1200/0436	3/25/2021	WD	Q	I	01	500,000
GRANTOR: ANDERTON RYANH W						
GRANTEE: SIMMONS JOY S						

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	0210	CONCRETE D	0	0	0	0	769.00	SF	6.00	6.00	100	2002	2002	3	20	923	
2	0210	CONCRETE D	0	0	0	0	760.00	SF	6.00	6.00	100	2002	2002	3	20	912	
3	0211	CONCRETE W	0	0	1	3	3.00	SF	6.00	6.00	100	2002	2002	3	20	4	
4	0211	CONCRETE W	0	0	3	3	9.00	SF	6.00	6.00	100	2002	2002	3	20	11	

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000800	C	MULTI-FAM	0			110.00	200.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							