

ELEMENT		CD	CONSTRUCTION		
Foundation	04	PILE	WOOD	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	08	WD ON	PLY	100	
Roof Structur	03	GABLE/HIP	100		
Roof Cover	13	GALVALUM	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	12	HARDWOOD	80		
Interior Floo	14	CARPET	20		
Heating Type	13	HEAT PUMP	100		
Air Condition	13	HEAT PUMP	100		
Bedrooms		2	100		
Bathrooms		2	100		
Story Height		0	100		
Stories	1.	1.	100		
Units		0	100		
Quality	04	ABOVE AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	4	MKT AREA	04		
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	824	100	1993	824	121,811
BAS	200	100	1999	200	29,566
DCK	16	10	2020	2	296
DCK	64	10	2020	6	887
DCK	484	10	2022	48	7,096
FSP	320	55	1993	176	26,017
PCP	980	10	1991	98	14,487
PST	364	15	1999	55	8,131
TOTALS	3,252			1,409	208,290

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,409	160.4200	152.40	214,732	1984	2020	0	0	3.00	97.00
1 SINGLE FAM 0% - 2024 Heated Area: 1024 HX Base Yr											

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			208,290
TOTAL MARKET OB/XF VALUE			35,623
TOTAL LAND VALUE - MARKET			100,000
TOTAL MARKET VALUE			343,913
SOH/AGL Deduction			0
ASSESSED VALUE			343,913
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			343,913
TOTAL JUST VALUE			343,913
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			192,652
CORRECTED BEDROOM COUNT FROM 3 TO 2 JS			
COA PER NCOA REPORT			
PU XFOBS			
MM 5YR CK - CHG RCVR; PU DCKS IN TRAVERSE;			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000487	RE-ROOF-CO	0	10/19/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1306/0291	3/24/2023	WD	Q	I	01	485,000
GRANTOR: KJH HOLDINGS LLC						
GRANTEE: WILDER JON R JR & C						
1200/0214	12/31/2020	QC	U	I	30	100
GRANTOR: TITAN READYMIX LLC						
GRANTEE: KJH HOLDINGS LLC						

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	0940	OPEN SHED	0	0	7	6		4.00	4.00	100	2022	2022	3	97	163	
2	0375	WOOD WALK	0	0	5	27	4	15.00	15.00	100	2023	2020	3	100	31,620	
3	0350	BOATDOCK A	0	0	16	10		24.00	24.00	100	2023	2020	3	100	3,840	

BLD DATE		11/29/2018	MMJT		LGL DATE	11/29/2018	MMJT <td></td>	
XF DATE	08/05/2013	MMSR		LAND DATE		AG DATE		
INC DATE								

BUILDING NOTES	
73 ALISON AVE, PANACEA	

BUILDING DIMENSIONS	
FSP=[YR=1993] W32 DCK=[YR=2020] W4 S16 PTR=S10 DCK=[YR=2020] S4 E4 N4 W4\$ N10\$ E4 N16\$ S10 E32 BAS=[YR=1993] W10 S16 W10 N12 W10 N4 BAS=[YR=1999] S4 E10 S12 E10 N16 W20 \$ W2 S32 E32 PTR=E20 PCP=[YR=1991] E23 N13 W10 N13 E19 PST=[YR=1999] W19 S13 E10 S13 E9 N26\$ N16 W32 S42\$ W20\$ N32\$ N10\$ DCK=[YR=2022] E11 N22 W22 S22 E11\$.	

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000130	C	SFR WATER	0		R1	0.00	0.00	1.00	LT		1.00	1.00	1.00	100,000.00	100,000.00	100,000							