

ELEMENT		CD	CONSTRUCTION
Foundation	02	CONCR	SLAB 100
Frame	02	WOOD	FRAME 100
Exterior Wall	08	WD ON	PLY 70
Exterior Wall	20	FACE	BRICK 30
Roof Structur	03	GABLE/HIP	100
Roof Cover	13	GALVALUM	100
Interior Wall	05	DRYWALL	100
Interior Floo	07	VYL PLANK	50
Interior Floo	11	CLAY TILE	50
Heating Type	13	HEAT PUMP	100
Air Condition	13	HEAT PUMP	100
Bedrooms		3	100
Bathrooms		2	100
Story Height		0	100
Stories	1.	1.	100
Units		0	100
Quality	03	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
BAS	1,392	100	1993
FOP	64	30	1993
FOP	264	30	2004
TOTALS	1,720		

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%	- 2024		Heated Area: 1392					HX Base Yr 2024	

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			143,967
TOTAL MARKET OB/XF VALUE			1,643
TOTAL LAND VALUE - MARKET			20,000
TOTAL MARKET VALUE			165,610
SOH/AGL Deduction			0
ASSESSED VALUE			165,610
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			115,610
TOTAL JUST VALUE			165,610
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			113,356
MM 5 YR CK 6/6/23 - CH RCVR, CH XFOB CODES, ADJ EY			
5 YR PRCL CK, CHG FLOR TO 14 & 11 @ 50%			
3-4			
5 YR PRCL CH, PU FNDN, COR TRAV. PU XFOB LN			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001003	ROOF OVER-CO	0	10/20/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1340/0692	12/08/2023	WD	Q	I	01	245,000
GRANTOR: VAN MUNSTER RICHARD G						
GRANTEE: VAN HORN CHARLES ER						
0996/0788	4/12/2016	QC	U	I	14	100
GRANTOR: VAN MUNSTER RICHARD G						
GRANTEE: VAN MUNSTER R.M.& G						

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	100	20	8			6.00	100	2003	2003	3	67	643	
2	0700	PORT BLDG	0	100	8	8			0.00	100	2003	2003	3	60	0	
3	0060	DECK WOOD	0	100	12	4			5.00	100	2012	2012	3	70	168	
4	0610	VINYL UTL	0	100	20	10			8.00	100	2012	2012	3	52	832	
TOTALS															1,643	

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	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	20,000.00	20,000.00	20,000							