

ELEMENT		CD	CONSTRUCTION		
Foundation	01	WOOD	FRAME	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	12	CEDAR/CYPR	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	12	HARDWOOD	90		
Interior Floo	14	CARPET	10		
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	
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,108	100	1993	1,108	79,426
DCK	264	10	2003	26	1,864
FOP	252	30	1993	76	5,448
TOTALS	1,624			1,210	86,738

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	0% - 0		115.62	139,900	1985	1985	0	0	38.00	62.00

Heated Area: 1108 HX Base Yr

WAKULLA COUNTY PROPERTY				
VALUATION SUMMARY			PAGE 1 of 1	
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			86,738	
TOTAL MARKET OB/XF VALUE			2,698	
TOTAL LAND VALUE - MARKET			24,675	
TOTAL MARKET VALUE			114,111	
SOH/AGL Deduction			0	
ASSESSED VALUE			114,111	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			114,111	
TOTAL JUST VALUE			114,111	
NCON VALUE			461	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			104,795	
MM 5 YR CK 7/7/23 - CORR FLR, CH QUAL, DEMO XFOB,				
COA PER WAK TCO				
CODE TO 0940, PU XFOB LN 5				
5 YR PRCL CK, CHG QUAL TO 08, CHG XFOB LN 1				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
19000453	REROOF-CO	0	09/10/2019	
19000288	MECH	0	05/21/2019	
023412	DW/MH	0	03/27/1998	
022836	N/A	0	10/14/1997	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD	SALE PRICE
0502/0301	9/02/2003	WD Q	I	110,000
GRANTOR: DAVIS LARRY E & LAWAN				
GRANTEE: CARLSON STACEY L &				
0307/0813	9/04/1997	WD Q	V	16,300
GRANTOR: DAVIS LARRY E & LAWAN				
GRANTEE:				
BUILDING NOTES				
BUILDING DIMENSIONS				
DCK=[YR=2003] W20 S14 E12 N2 E8 BAS=[YR=1993] W8 S2 W34 S26 FOP=[YR=1993] S6 E42 N6 W42\$ E42 N28\$ N12\$.				

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	14	14	196.00	SF	4.00	4.00	100	1998	1998	3	20		157	
4	0625	PORT WD UT	0	0	16	10	160.00	SF	6.00	6.00	100	1998	1998	3	20		192	
5	0060	DECK WOOD	0	0	0	0	415.00	SF	5.00	5.00	100	2017	2017	3	91		1,888	
10	0955	PRIVACY FE	0	0	0	0	32.00	LF	15.00	15.00	100	2024	2019	AV	96		461	
TOTALS												2,698						

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	3.29	AC		1.00	1.00	1.00	7,500.00	7,500.00	24,675							