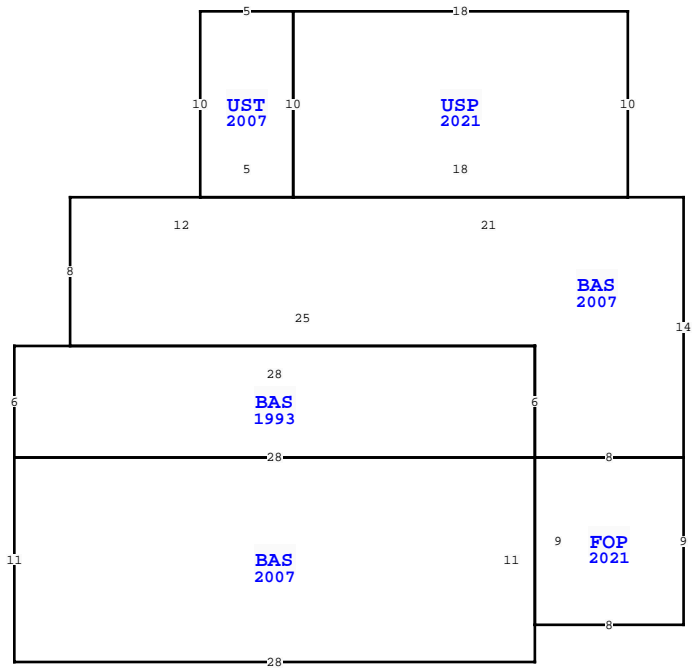


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	01	WOOD FRAME	100
Frame	02	WOOD FRAME	100
Exterior Wall	05	HARDIE BRD	100
Roof Structur	02	SHED	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	07	VYL PLANK	100
Heating Type	03	FORCED AIR	100
Air Condition	03	CENTRAL	100
Bedrooms		2	100
Bathrooms		1	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	57.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	168	100	1993
BAS	308	100	2007
BAS	312	100	2007
FOP	72	30	2021
USP	180	40	2021
UST	50	45	2007
TOTALS	1,090		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	904	113.0000	107.35	97,044	1951	2005	0	0	18.00	82.00		
1 SINGLE FAM 100% - 2022 Heated Area: 788 HX Base Yr 2022													



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			79,576
TOTAL MARKET OB/XF VALUE			2,009
TOTAL LAND VALUE - MARKET			4,000
TOTAL MARKET VALUE			85,585
SOH/AGL Deduction			0
ASSESSED VALUE			85,585
TOTAL EXEMPTION VALUE	HX HB WX		55,000
BASE TAXABLE VALUE			30,585
TOTAL JUST VALUE			85,585
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			86,731
CC NEW CARPORT 10/13/2022; +/- XFOBS			
MM 5YR CK; CHG HTTP, PU NEW TRAVERSE			
5 YR PRCL CK, N/C			
5 YR PRCL CH, PU FNDN & FRME, CHG RCVR			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21-000250	CARPORT-CC	0	03/16/2021
2006281	ELECT RESIDENTIAL	0	02/09/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1188/0850	1/12/2021	WD Q	Q	I	01	85,800
GRANTOR: MUSTAIN MONTE A & LIS						
GRANTEE: CLINE DEBORAH						
0714/0473	6/12/2007	WD Q	Q	I		87,000
GRANTOR: BAKER ANDREW M & SUMM						
GRANTEE: MUSTAIN MONTE A & L						

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	0700	PORT BLDG	0	100	16	10			0.00	100	2021	2021	3	96	0	
2	0055	PORTABLE C	0	100	19	10			0.00	100	2021	2021	3	93	0	
3	0210	CONCRETE D	0	100	36	10			6.00	100	2021	2021	3	93	2,009	

TOTAL OB/XF														2,009										
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	000201	C	MH	100			60.00	150.00	1.00	LT		1.00	1.00	1.00	4,000.00	4,000.00	4,000							

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	000201	C	MH	100			60.00	150.00	1.00	LT		1.00	1.00	1.00	4,000.00	4,000.00	4,000							