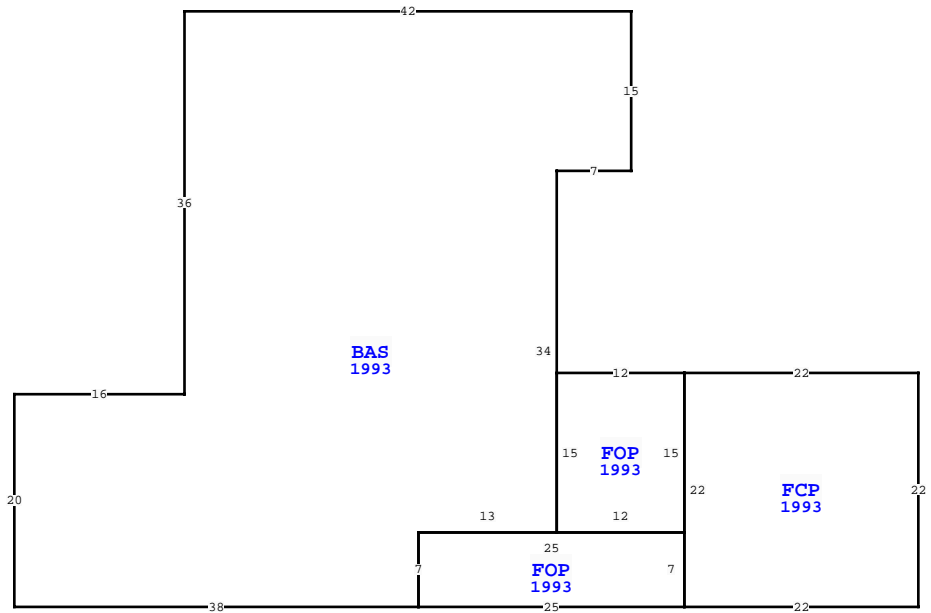


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	02	WOOD FRAME	100
Exterior Wall	17	CB STUCCO	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	10	LAMINATED	50
Interior Floo	14	CARPET	50
Heating Type	04	AIR 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	02	BELOW 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	2,294	100	1993
FCP	484	25	1993
FOP	175	30	1993
FOP	180	30	1993
TOTALS	3,133		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,521	93.0750	88.42	222,907	1955	1955	0	0	60.00	40.00
1 SINGLE FAM 0% - 0 Heated Area: 2294 HX Base Yr											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		89,163	
TOTAL MARKET OB/XF VALUE		2,095	
TOTAL LAND VALUE - MARKET		24,000	
TOTAL MARKET VALUE		115,258	
SOH/AGL Deduction		0	
ASSESSED VALUE		115,258	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		115,258	
TOTAL JUST VALUE		115,258	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		114,560	
5 YR PRCL CH, CHG FLOR			
ADD CHG PER OWNER			
XFOB LN 5			
5 YR PRCL CH, PU FNDN, PU XFOB LN 3-4, DEL			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1379/0594	9/19/2024	WD	Q	I	01	100,000
GRANTOR: FEDORAK BRANDY ET AL						
GRANTEE: COLMAN DAVID						
1345/0823	1/19/2024	PR	U	I	30	100
GRANTOR: ESTATE OF MARGARET BA						
GRANTEE: FALK SABRINA MICHEL						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0210	CONCRETE D	0	0	0	0	360.00	SF	6.00	6.00	100
2	0625	PORT WD UT	0	0	20	12	240.00	SF	6.00	6.00	100
3	0700	PORT BLDG	0	0	12	10	120.00	SF	8.00	8.00	100
4	0700	PORT BLDG	0	0	20	12	240.00	SF	8.00	8.00	100

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=1993] W42 S36 W16 S20 E38 FOP=[YR=1993] E25			
FCP=[YR=1993] E22 N22 W22 S22\$ N7 W25S7\$ N7 E13 FOP=[YR=1993] E12 N15 W12S15\$ N34 E7 N15\$ .			

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	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			50.00	87.00	6.00	LT		1.00	1.00	1.00	4,000.00	4,000.00	24,000							