

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
17	CB STUCCO 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
01	MINIMUM 90				
05	DRYWALL 10				
08	SHT VINYL 70				
14	CARPET 30				
01	NONE 100				
02	WINDOW 100				
	Bedrooms	2	100		
	Bathrooms	1	100		
	Story Height	0	100		
1.	Stories	1.	100		
	Units	0	100		
02	BELOW AVERAGE				
0100	SINGLE FAMILY				
4	MKT AREA		04		
57.00	NEIGHBORHOOD/LOC	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	1993	672	26,205
STP	84	10	1993	8	312
TOTALS	756			680	26,517

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%	- 2008		48,212	1974	1978	0	0	45.00	55.00
Heated Area: 672 HX Base Yr 2008											

BAS  
1993

STP  
1993

WAKULLA COUNTY PROPERTY				
VALUATION SUMMARY			PAGE 1 of 1	
VALUATION BY		STANDARD		
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE		26,517		
TOTAL MARKET OB/XF VALUE		1,907		
TOTAL LAND VALUE - MARKET		4,000		
TOTAL MARKET VALUE		32,424		
SOH/AGL Deduction		6,875		
ASSESSED VALUE		25,549		
TOTAL EXEMPTION VALUE		25,000		
BASE TAXABLE VALUE		549		
TOTAL JUST VALUE		32,424		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		30,951		
INCR EYB 1974-1978 RE-ROOF OB23-350 CC 8/10/2023				
5 YR PRCL CK, N/C				
PU CORR TRAV, PU XFOB LN 4, DEL XFOB LN 5				
5 YR PRCL CH, PU FNDN, CORR FRME, CORR QUAL,				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
OB23-000350	RE-ROOF CC	0	07/17/2023	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD	SALE PRICE
0573/0459	12/30/2004	WD Q	I	50,000
GRANTOR: FRANZEN				
GRANTEE: WEIR				
0339/0092	11/25/1998	WD Q	I	23,000
GRANTOR: FRANZEN LAVERNE L & E				
GRANTEE:				
BUILDING NOTES				
BUILDING DIMENSIONS				
BAS=[YR=1993] W28 S24 E28 STP=[YR=1993] W28 S3 E28 N3\$ N24\$.				

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	0630	METAL UTL	0	100	16	10			8.00	100	1980	1980	3	20		256
2	0210	CONCRETE D	0	100	28	7			6.00	100	1980	1980	3	20		235
3	0700	PORT BLDG	0	100	8	6			8.00	100	2007	2007	3	68		261
4	0955	PRIVACY FE	0	100	0	0			15.00	100	2009	2009	3	55		1,155
TOTALS												756		680	26,517	

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	100			50.00	120.00	1.00	LT		1.00	1.00	1.00	4,000.00	4,000.00	4,000							