

ELEMENT		CD	BUILDING CHARACTERISTICS		CONSTRUCTION	
Foundation	01	WOOD FRAME	100			
Frame	02	WOOD FRAME	100			
Exterior Wall	04	SINGLE SID	100			
Roof Structur	03	GABLE/HIP	100			
Roof Cover	01	MINIMUM	100			
Interior Wall	02	WALL BD/WD	100			
Interior Floo	09	PINE WOOD	100			
Heating Type	02	CONVECTION	100			
Air Condition	02	WINDOW	100			
Bedrooms		3	100			
Bathrooms		1	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	58.00	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	
BAS	759	100	1993	759	19,367	
BAS	264	100	2009	264	6,736	
FCP	413	25	2003	103	2,628	
FOP	50	30	2003	15	383	
FSP	114	55	1993	63	1,608	
UST	120	45	1993	54	1,378	
TOTALS	1,720			1,258	32,099	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,258	67.1500	63.79	80,248	1950	1950	0	0	60.00	40.00
1 SINGLE FAM 0% - 0 Heated Area: 1023 HX Base Yr											

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		32,099	
TOTAL MARKET OB/XF VALUE		327	
TOTAL LAND VALUE - MARKET		12,625	
TOTAL MARKET VALUE		45,051	
SOH/AGL Deduction		2,922	
ASSESSED VALUE		42,129	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		42,129	
TOTAL JUST VALUE		45,051	
NCON VALUE		327	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		38,100	
MM 5 YR CK 7/14/23 -PU XF0B.			
MM 5YR CK NC			
MAIL NEW OWNER LETTER TO FILE FOR 2020.			
OWNER WILL RECEIVE HX RNWL CARD IN ERROR.			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2012147	WEATHERIZATION	0	03/19/2012
31413	UPGR ELEC	0	02/24/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1102/0704	3/11/2019	QC	U	I	30	100
GRANTOR: CASSON ROBERT & LINDA						
GRANTEE: CASSON WILLIAM ROBE						
0515/0141	12/02/2003	WD	U	I		70,000
GRANTOR: OVALEEN						
GRANTEE: CASSON ROBERT						

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	0955	PRIVACY FE	0	0	0	0		22.00	LF	15.00				15.00	327

BLD DATE		11/30/2018	MMSS			LGL DATE		11/30/2018	MMSS <td></td>		
XF DATE		08/01/2013	MMSR			LAND DATE					
INC DATE						AG DATE					

BUILDING NOTES														
BUILDING DIMENSIONS														
UST=[YR=1993] W10 S12 E10 FOP=[YR=2003] W10 BAS=[YR=2009] N12 W22 S12 E22\$ FCP=[YR=2003] W11 BAS=[YR=1993] W11 N12 W9 S12 W1 S31 E21 N31\$ S31 W1 S6 FSP=[YR=1993] N6 W19 S6 E19\$ E12 N37 \$ S5 E10 N5\$ N12\$.														

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	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	0			65.00	150.00	1.00	LT		1.00	1.00	1.00	12,625.00	12,625.00	12,625							