

ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	05	WOOD	FRAME	100	
Exterior Wall	02	HARDIE	BRD	100	
Exterior Wall	15	CONC	BLOCK	100	
Roof Structur	03	GABLE	HIP	100	
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL	80		
Interior Wall	04	PLYWOOD	20		
Interior Floo	05	ASPH	TILE	60	
Interior Floo	14	CARPET	40		
Heating Type	13	HEAT PUMP	100		
Air Condition	13	HEAT PUMP	100		
Bedrooms		3	100		
Bathrooms		1.5	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	58.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,926	100	1993	1,926	105,830
FEP	144	80	2024	115	6,319
FGR	864	50	1993	432	23,738
FOP	90	30	1993	27	1,484
UOP	288	20	2024	58	3,187
UST	72	45	1993	32	1,758
TOTALS	3,384			2,590	142,315

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,590	144.6000	137.37	355,788	1970	1985	0	0	60.00	40.00
1 SINGLE FAM 0% - 2024 Heated Area: 2041 HX Base Yr											

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		142,315	
TOTAL MARKET OB/XF VALUE		9,459	
TOTAL LAND VALUE - MARKET		50,500	
TOTAL MARKET VALUE		202,274	
SOH/AGL Deduction		0	
ASSESSED VALUE		202,274	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		202,274	
TOTAL JUST VALUE		202,274	
NCON VALUE		11,755	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		189,841	
MM 5 YR CK 6/29/23 - CH FLR & QUAL, PU NEW TRV & X			
COA PER NCOA REPORT			
XFOB LN 6, PU XFOB LN 7.			
5 YR PRCL CK, CHG QUAL, CORR TRAV, CHG CODE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000308	RE-ROOF	0	03/15/2018
2013101	MECH	0	02/19/2013
023623	AC	0	05/22/1998
022852	N/A	0	10/10/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1271/0503	5/25/2022	WD	Q	I	01	250,000
GRANTOR: PROBERT DAVID B						
GRANTEE: MAYER HITESH						
1046/0836	9/13/2017	QC	U	I	11	100
GRANTOR: PROBERT DAVID B & PRO						
GRANTEE:						

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	0140	FIRE PLACE	0	0	0	0	1.00	UT	1,900.00	1,900.00	100	1980	1980	3	20	380	
2	0210	CONCRETE D	0	0	0	0	1,543.00	SF	6.00	6.00	100	1981	1981	3	20	1,852	
3	0700	PORT BLDG	0	0	24	12	288.00	SF	8.00	8.00	100	2007	2007	3	68	1,567	
5	0080	4' CHAINLI	0	0	0	0	711.00	LF	13.00	13.00	100	1981	1981	3	20	1,849	
7	0940	OPEN SHED	0	0	24	10	240.00	SF	4.00	4.00	100	2015	2015	3	67	643	
8	0213	CONCRETE P	0	0	33	16	528.00	SF	6.00	6.00	100	2024	1990	AV	100	3,168	
9	0055	PORTABLE C	0	0	40	18	720.00	SF	0.00	0.00	100	2024	2023	AV	100	0	

TOTAL OB/XF											
9,459											

BUILDING NOTES											
BAS=[YR=1993;ORIG=-24,18] W12 N6 W46 S36 E26 N5 E18 S5 E14 N30 \$											
FGR=[YR=1993;ORIG=0,12] W24 S6 S30 E24 N36 \$											
FOP=[YR=1993;ORIG=-56,48] E18 N5 W18 S5 \$											
UST=[YR=1993;ORIG=-24,12] W12 S6 E12 N6 \$											
UOP=[YR=2024;ORIG=-36,12] N12 E24 S12 W24 \$											
FEP=[YR=2024;ORIG=0,12] W12 N12 E12 S12 \$											

LAND DESCRIPTION																								
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			50.00	110.00	1.00	LT		1.00	1.00	1.00	12,625.00	12,625.00	12,625							
2	000100	C	SFR	0			50.00	105.00	1.00	LT		1.00	1.00	1.00	12,625.00	12,625.00	12,625							
3	000000	C	VAC RES	0			50.00	150.00	1.00	LT		1.00	1.00	1.00	12,625.00	12,625.00	12,625							
4	000000	C	VAC RES	0			50.00	116.00	1.00	LT		1.00	1.00	1.00	12,625.00	12,625.00	12,625							