

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	01	WOOD FRAME	100
Frame	02	WOOD FRAME	100
Exterior Wall	30	VINYL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	13	GALVALUM	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
Stories	1.	1.	100
Class	00	N/A	100
Units		0	100
Quality	01	MINIMUM	
DOR CODE	5000	IMPRVD AG RES	
MAP NUM	2	MKT AREA	11
NEIGHBORHOOD/LOC	000	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,484	100	1993
DCK	40	10	2018
UOP	424	25	1993
TOTALS	1,948		

MARKET ADJUSTMENTS																													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																		
1	MOBILE HOM	0%	- 0																										
				Heated Area: 1484			HX Base Yr																						
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>01/31/2017</th> <th>MMSR</th> <th>LGL DATE</th> <th>01/31/2017</th> <th>MMSR</th> </tr> </thead> <tbody> <tr> <td>XF DATE</td> <td>01/31/2017</td> <td>MMSR</td> <td>LAND DATE</td> <td>01/31/2017</td> <td>MMSR</td> </tr> <tr> <td>INC DATE</td> <td></td> <td></td> <td>AG DATE</td> <td></td> <td></td> </tr> </tbody> </table>												BLD DATE	01/31/2017	MMSR	LGL DATE	01/31/2017	MMSR	XF DATE	01/31/2017	MMSR	LAND DATE	01/31/2017	MMSR	INC DATE			AG DATE		
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INC DATE			AG DATE																										

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				27,372		
TOTAL MARKET OB/XF VALUE				4,676		
TOTAL LAND VALUE - MARKET				82,500		
TOTAL MARKET VALUE				49,973		
SOH/AGL Deduction				22,492		
ASSESSED VALUE				27,481		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				27,481		
TOTAL JUST VALUE				114,548		
NCON VALUE				0		
INCOME VALUE				0		
PREVIOUS YEAR MKT VALUE				40,788		
5YR CK JS PU NEW TRAV						
UPDATE AC PER BNDRY ADJ W/ 01421-000						
OR 1306 P 344 BNDRY ADJ						
2022 AG RENEWAL RECD						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
0979/0269	8/27/2015	QC	U	I	11	100
GRANTOR: FRANKLIN KEITH L JOIN						
GRANTEE: FRANKLIN KEITH L &						
0979/0263	8/27/2015	QC	U	I	11	100
GRANTOR: FRANKLIN JAMES L						
GRANTEE: FRANKLIN KEITH L &						
BUILDING NOTES						
BUILDING DIMENSIONS						
DCK=[YR=2018] W10 S4 E10 BAS=[YR=1993] W53 S28 E53						
UOP=[YR=1993] W53 S8 E53 N8\$ N28\$ N4\$.						

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	0940	OPEN SHED	0	0	9	24	216.00	SF	4.00	4.00	100	1988	1988	3	20		173										
2	0620	WOOD UTL B	0	0	24	15	360.00	SF	6.00	6.00	100	1988	1988	3	20		432										
3	0130	FIRE PLACE	0	0	0	0	1.00	UT	1,300.00	1,300.00	100	1983	1983	3	20		260										
4	0050	CARPORT UN	0	0	28	24	672.00	SF	9.00	9.00	100	1988	1988	3	45		2,722										
5	0210	CONCRETE D	0	0	28	24	672.00	SF	6.00	6.00	100	2006	2006	3	27		1,089										
TOTALS												1,948															

LAND DESCRIPTION												TOTAL OB/XF												4,676				
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	000210	C	MH RURAL	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	15,000											
2	005400	A	TIMBER 1 PLA	0			0.00	0.00	9.00	AC		1.00	1.00	1.00	325.00	325.00	2,925											