

ELEMENT		CD	CONSTRUCTION		
Foundation	02		CONCR	SLAB 100	
Frame	03		MASONRY	100	
Exterior Wall	15		CONC	BLOCK 100	
Roof Structur	01		FLAT	100	
Roof Cover	04		BUILT-UP	100	
Interior Wall	01		MINIMUM	50	
Interior Wall	05		DRYWALL	50	
Interior Floo	10		LAMINATED	50	
Interior Floo	16		EPOXY STRP	50	
Ceiling	01		FIN.SUSPD	100	
Heating Type	04		AIR DUCTED	100	
Air Condition	06		ENG CENTRL	100	
Fixtures			6	100	
Story Height			0	100	
RMS			4	100	
Stories	1.		1.	100	
Class	00		N/A	100	
Units			0	100	
Quality	08		FAIR		
DOR CODE	1900 PROFESSIONAL BLDG				
MAP NUM	4		MKT AREA	08	
NEIGHBORHOOD/LOC	000 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,400	100	1977	2,400	111,573
FOP	480	30	1977	144	6,694
TOTALS	2,880			2,544	118,267

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	STORE	1STO	0%	- 2024								
					Heated Area: 2400							
						HX Base Yr						

BAS  
1977

FOP  
1977

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY		STANDARD				
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE		118,267				
TOTAL MARKET OB/XF VALUE		4,120				
TOTAL LAND VALUE - MARKET		45,000				
TOTAL MARKET VALUE		167,387				
SOH/AGL Deduction		0				
ASSESSED VALUE		167,387				
TOTAL EXEMPTION VALUE		0				
BASE TAXABLE VALUE		167,387				
TOTAL JUST VALUE		167,387				
NCON VALUE		0				
INCOME VALUE						
PREVIOUS YEAR MKT VALUE		167,424				
5 YR PRCL CH, CHG FLOR & PLUM, PU XFOB LN 3						
LN 1, DEL XFOB LN 3						
5 YR PRCL CH, CORR FLOOR, QUAL, CHG SF XFOB						
COA FROM TC EMAIL FROM STEPHW112@AOL.COM						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
B24-000091	DETACHED LEAN TO-		02/28/2024			
21000650	TEMP TENT-CC	0	06/16/2021			
20001191	TEMP TENT	0	12/17/2020			
17000187	RENOVATIONS	0	02/22/2017			
B15-001005	USE INSP-CC	0	10/28/2015			
201561	USE	0	01/27/2015			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1291/0884	11/18/2022	QC	U	I	11	100
GRANTOR: CHOUINARD RICHARD THO						
GRANTEE: CHOUINARD RICHARD T						
1225/0193	8/20/2021	WD	U	I	11	100
GRANTOR: SMITH DONALD R						
GRANTEE: CHOUINARD RICHARD T						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=1977] W60 S40 E60 FOP=[YR=1977] W60 S8 E60 N8\$ N40\$.						

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	0250	ASPHALT AV	0	0	87	98		2.00	2.00	100	1980	1980	3	20	3,410	
2	0060	DECK WOOD	0	0	12	8		5.00	5.00	100	2002	2002	3	20	96	
3	0625	PORT WD UT	0	0	16	8		6.00	6.00	100	2018	2018	3	80	614	

LAND DESCRIPTION													TOTAL OB/XF					4,120						
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	001020	C	COMM HWY	0		C2	0.00	0.00	1.00	UT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							