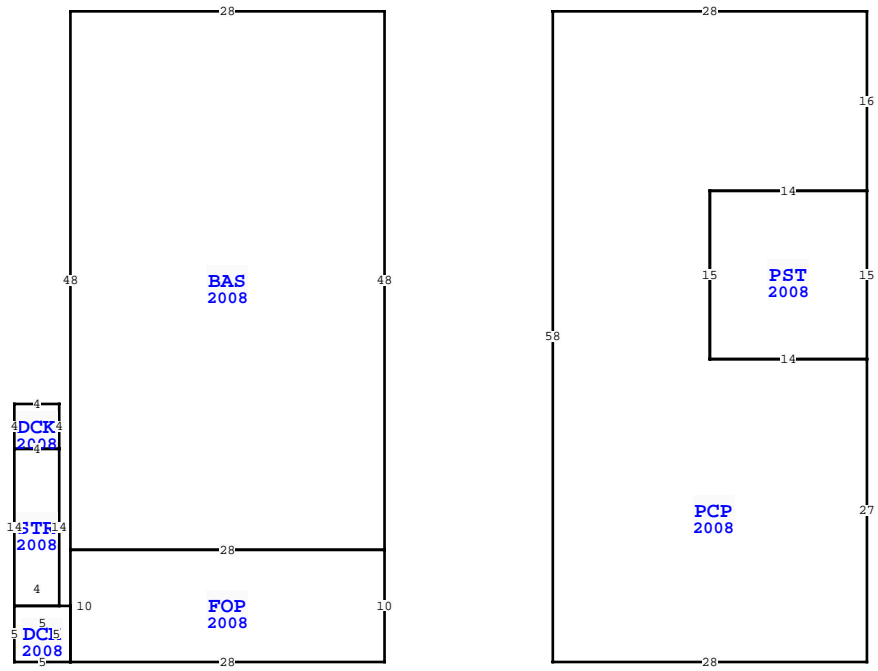




ELEMENT		CD	CONSTRUCTION		
Foundation	05	PILE CONCR	100		
Frame	02	WOOD FRAME	100		
Exterior Wall	05	HARDIE BRD	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	13	GALVALUM	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	11	CLAY TILE	50		
Interior Floo	14	CARPET	50		
Heating Type	13	HEAT PUMP	100		
Air Condition	13	HEAT PUMP	100		
Bedrooms		3	100		
Bathrooms		2	100		
Story Height		0	100		
Stories	1.	1.	100		
Units		0	100		
Condition Adj	13	GOOD	100		
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	4	MKT AREA	04		
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	2008	1,344	189,704
DCK	16	10	2008	2	282
DCK	25	10	2008	2	282
FOP	280	30	2008	84	11,856
PCP	1,414	10	2008	141	19,902
PST	210	15	2008	32	4,517
STR	56	10	2008	6	847
TOTALS	3,345			1,611	227,391

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%	2023								
Heated Area: 1344 HX Base Yr 2023											



WAKULLA COUNTY PROPERTY				
VALUATION SUMMARY			PAGE 1 of 1	
VALUATION BY		STANDARD		
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE		227,391		
TOTAL MARKET OB/XF VALUE		757		
TOTAL LAND VALUE - MARKET		28,406		
TOTAL MARKET VALUE		256,554		
SOH/AGL Deduction		169		
ASSESSED VALUE		256,385		
TOTAL EXEMPTION VALUE		50,000		
BASE TAXABLE VALUE		206,385		
TOTAL JUST VALUE		256,554		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		248,917		
COA PER ONLINE REQ				
COA RQST FORM - SEE SCANS				
PRMT OB21000557 HVAC REPL EYB 2008 TO 2010				
RECALC 2019 & 2020 SOH- PRGRM ERROR				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
21000557	HVAC REPL	0	11/03/2021	
20061925	SFD-CO	0	01/15/2008	
20061925	SFD	0	12/04/2006	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD	SALE PRICE
1272/0741	7/01/2022	WD Q	I 01	330,000
GRANTOR: HUNT LARRY & GLENDA				
GRANTEE: WELLNER DAVID K & S				
0962/0579	2/16/2015	WD Q	I 01	145,000
GRANTOR: WILLIAMS CLINTON P				
GRANTEE: HUNT LARRY & GLENDA				
BUILDING NOTES				
BUILDING DIMENSIONS				
BAS=[YR=2008] W28 S48 E28 POP=[YR=2008] W28 S10 DCK=[YR=2008] N5 W5 STR=[YR=2008] E4 N14 W4 DCK=[YR=2008] E4 N4 W4 S4\$ S14\$ S5 E5\$ E28 PTR=E15 PCP=[YR=2008] E28 N27 W14 N15 E14 PST=[YR=2008] W14 S15 E14 N15\$ N16 W28 S58\$ W15\$ N10\$ N48\$.				

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	0080	4' CHAINLI	0	100	0	0			13.00	100	2005	2005	3	24	577	
2	0955	PRIVACY FE	0	100	0	0			15.00	100	2005	2005	3	20	180	

TOTAL OB/XF											
757											

LAND DESCRIPTION																								
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			0.00	0.00	2.25	LT		1.00	1.00	1.00	12,625.00	12,625.00	28,406							

REVIEW DATE																							
01/18/2019																							
BY																							
MMSS																							
Total Acres: 0.17																							
Total Land Value: 28,406																							
Market: 0																							
Agricultural: 0																							
Common: 28,406																							
PRINTED 04/01/2026 BY SYS																							