



ELEMENT		CD	CONSTRUCTION		
Foundation	04	PILE	WOOD	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	06	BD/BATTEN	50		
Exterior Wall	11	AVERAGE	50		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	13	GALVALUM	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	10	LAMINATED	90		
Interior Floo	11	CLAY TILE	10		
Heating Type	04	AIR DUCTED	100		
Air Condition	03	CENTRAL	100		
Bedrooms		2	100		
Bathrooms		2	100		
Story Height		0	100		
Stories	1.	1.	100		
Units		0	100		
Quality	08	FAIR			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	4	MKT AREA	04		
NEIGHBORHOOD/LOC	46.00	1.25/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,352	100	1997	1,352	160,594
DCK	32	10	2018	3	356
FOP	184	30	1997	55	6,533
PCP	1,536	10	2015	154	18,293
TOTALS	3,104			1,564	185,776

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	0%	- 0		Heated Area: 1352		HX Base Yr					

BAS
1997

FOP
1997

DCK
2018

PCP
2015

WAKULLA COUNTY PROPERTY				
VALUATION SUMMARY			PAGE 1 of 1	
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			185,776	
TOTAL MARKET OB/XF VALUE			19,811	
TOTAL LAND VALUE - MARKET			25,250	
TOTAL MARKET VALUE			230,837	
SOH/AGL Deduction			38,785	
ASSESSED VALUE			192,052	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			192,052	
TOTAL JUST VALUE			230,837	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			182,602	
CHG TRAV ADD FOP, CHG QUAL FAIR to AVG, DEMO XFOB,				
CORRECTION TO KEYED FIELD WORK.				
CH EYB 2009-2011 NEW HVAC. CC 6/15/22				
MM PRMT CK, CH FNDN, PU XFOB,				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
OBN24-00013	CONSTRUCT AWNING-		03/08/2024	
22000518	POLE BARN-CC	0	05/27/2022	
21000394	MECH	0	08/27/2021	
20000763	ELEVATOR-CO	0	10/14/2020	
19001395	GENERATOR	0	10/15/2019	
18000939	REPLC DECK BRD-CO	0	09/18/2018	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD	SALE PRICE
1117/0088	7/10/2019	WD Q	I 05	210,000
GRANTOR: SASSOR DENITA R				
GRANTEE: VONIER ZIPPY T & BE				
0983/0196	10/16/2015	WD U	I 12	54,900
GRANTOR: FEDERAL HOME LOAN MOR				
GRANTEE: SASSOR DENITA R				
BUILDING NOTES				
BUILDING DIMENSIONS				
BAS=[YR=1997] W48 S32 E25 N8 E23 FOP=[YR=1997] W23 S8 E23 PTR=S10 PCP=[YR=2015] W48 S32 E48 N32\$ N10\$ N8\$ DCK=[YR=2018] S8 E4 N8 W4\$ N24\$.				

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	0211	CONCRETE W	0	0	32	10	320.00	SF	6.00	6.00	100	2000	2000	3	20	384	
2	0955	PRIVACY FE	0	0	0	0	36.00	LF	15.00	15.00	100	2018	2018	3	95	513	
3	0009	DUMBWAITER	0	0	0	0	1.00	UT	10,000.00	10,000.00	100	2020	2020	3	94	9,400	
4	0125	MTL/VYL AC	0	0	0	0	64.00	LF	19.00	19.00	100	2019	2019	3	85	1,034	
5	0955	PRIVACY FE	0	0	0	0	122.00	LF	15.00	15.00	100	2020	2020	3	97	1,775	
6	0030	BARN, POLE	0	0	48	16	768.00	SF	9.00	9.00	100	2022	2022	3	97	6,705	
TOTAL OB/XF 19,811																	

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	0			175.00	125.00	2.00	LT		1.00	1.00	1.00	12,625.00	12,625.00	25,250							