



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	04	PILE WOOD 100
Frame	02	WOOD FRAME 100
Exterior Wall	12	CEDAR/CYPR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		2.5 100
Story Height		0 100
Stories	2.	2. 100
Units		0 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,871	134.5000	230.00	660,330	1989	1989	0	0	34.00	66.00		
1 SINGLE FAM 0% - 0 Heated Area: 2688 HX Base Yr													

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		435,818	
TOTAL MARKET OB/XF VALUE		13,016	
TOTAL LAND VALUE - MARKET		43,750	
TOTAL MARKET VALUE		492,584	
SOH/AGL Deduction		0	
ASSESSED VALUE		492,584	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		492,584	
TOTAL JUST VALUE		492,584	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		491,122	
2023 TRIM RTND, COA			
21 PORT TO MARION - GRAHAM			
5 YR PRCL CH, PU XFOB LN 3-5			
2020 SX APP COMPLETED			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2010328	RE-ROOF	0	05/12/2010
20061687	REROOF	0	10/19/2006

Quality		03 AVERAGE			
DOR CODE		0100 SINGLE FAMILY			
MAP NUM	4	MKT AREA	04		
NEIGHBORHOOD/LOC		138.00 1.80/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1993	1,344	204,019
DCK	420	10	1993	42	6,376
FUS	1,344	100	1993	1,344	204,019
PCP	1,194	10	1989	119	18,064
PST	150	15	1989	22	3,340
TOTALS	4,452			2,871	435,818

SALES DATA													
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE							
1230/0556	9/27/2021	WD Q	Q	I	01	525,000							
GRANTOR: GRAHAM JOHN B & MARY													
GRANTEE: RICE WINIFRED ANN J													
0172/0871	1/01/1991	WD U	I			205,000							
GRANTOR:													
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	0210	CONCRETE D	0	0	143	11	1,573.00	SF	6.00	6.00	100	2006	2006	3	27	2,548	
2	0840	SEAWALL RI	0	0	0	0	76.00	LF	38.00	38.00	100	2004	2004	3	23	664	
3	0131	FIRE PLACE	0	0	0	0	1.00	UT	700.00	700.00	100	2014	2014	3	82	574	
4	0009	DUMBWAITER	0	0	0	0	1.00	UT	10,000.00	10,000.00	100	2018	2018	3	90	9,000	
5	0211	CONCRETE W	0	0	8	6	48.00	SF	6.00	6.00	100	2018	2018	3	80	230	

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=1993] 1344\$ FUS=[YR=1993] 1344\$ DCK=[YR=1993] 420\$ PST=[YR=1989] 150\$ PCP=[YR=1989] 1194\$.													

LAND DESCRIPTION														TOTAL OB/XF 13,016										
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			0.00	0.00	1.00	LT		1.00	1.00	1.50	17,500.00	26,250.00	26,250							
2	000000	C	VAC RES	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	17,500.00	17,500.00	17,500							