



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	01	WOOD FRAME	100
Frame	02	WOOD FRAME	100
Exterior Wall	03	BELOW AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	06	ASB SHINGL	100
Interior Wall	02	WALL BD/WD	100
Interior Floo	09	PINE WOOD	100
Heating Type	02	CONVECTION	100
Air Condition	01	NONE	100
Bedrooms		2	100
Bathrooms		1	100
Story Height		0	100
Stories	2.	2.	100
Units		0	100
Quality	02	BELOW AVERAGE	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM	1	MKT AREA	11
NEIGHBORHOOD/LOC	000	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	480	100	1993
FEP	144	80	1993
FUS	144	100	1993
SFB	320	80	1993
UOP	16	20	1993
UOP	144	20	1993
UST	42	45	1993
TOTALS	1,290		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	% COND
0100	01	1,046	68.8500	65.41	68,419	1978	1978		0	20	60.00
1 SINGLE FAM 100% - 2024 Heated Area: 995 HX Base Yr 2024											
BLD DATE	10/30/2017		RTSR	LGL DATE	10/30/2017		RTSR	AG DATE	10/30/2017		
XF DATE	10/30/2017		RTSR	LAND DATE	10/30/2017		RTSR	AG DATE			
INC DATE											

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			13,684
TOTAL MARKET OB/XF VALUE			732
TOTAL LAND VALUE - MARKET			13,800
TOTAL MARKET VALUE			28,216
SOH/AGL Deduction			0
ASSESSED VALUE			28,216
TOTAL EXEMPTION VALUE	HX HB		25,000
BASE TAXABLE VALUE			3,216
TOTAL JUST VALUE			28,216
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			28,215
OWNER APPLIED FOR 2024 HX LATE; UPDATED MAIL ADDR			
5YR PRCL CK NC			
HUSBAND AND WIFE NAME PER DEED OR 72 P 703			
CORRECT OWNER NAMES. SHOULD STILL BE IN			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
16001090	MECH-CO	0	10/27/2016
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
1336/0074	11/09/2023	QC U	I 11
SALE PRICE		65,000	
GRANTOR: LECHNER KAREN THERESA			
GRANTEE: CARTER TIMOTHY MICH			
1334/0222	10/24/2023	SA U	I 30
GRANTOR: OAKS DEANA LYN LIFE E			
GRANTEE: LECHNER KAREN THERE			
BUILDING NOTES			
BUILDING DIMENSIONS			
UST=[YR=1993] W6 SFB=[YR=1993] W20 S12 UOP=[YR=1993] W4 S4 E4 N4\$ S4 E20 BAS=[YR=1993] W20 S24 E20 UOP=[YR=1993] E12 N12 W12 S12\$ N12 FEP=[YR=1993] E12 N12 W12 S12\$ N12\$ N16\$ S7 E6 N7\$ PTR=E20 FUS=[YR=1993] S12 E12 N12 W12\$ W20\$.			

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
1	0620	WOOD UTL B	0	100	0	120.00	SF	6.00	6.00	100	1980	1980	3	20
2	0940	OPEN SHED	0	100	12	360.00	SF	4.00	4.00	100	1993	1993	3	20
3	0620	WOOD UTL B	0	100	25	250.00	SF	6.00	6.00	100	1993	1993	3	20
TOTALS														

LAND DESCRIPTION										TOTAL OB/XF														
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	100			0.00	0.00	1.84	AC		1.00	1.00	1.00	7,500.00	7,500.00	13,800							