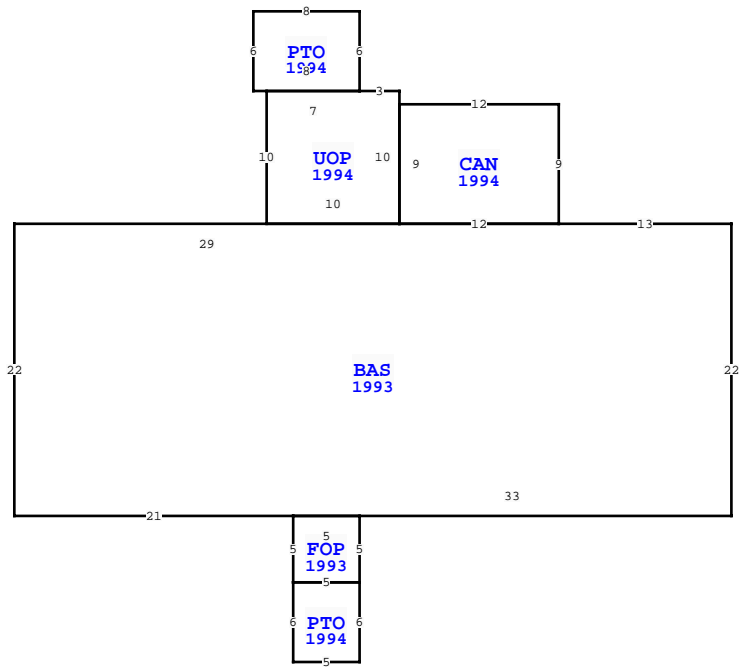




ELEMENT		CD		CONSTRUCTION	
Foundation	01	WOOD	FRAME	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	30	VINYL	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	08	SHT VINYL	50		
Interior Floo	14	CARPET	50		
Heating Type	04	AIR DUCTED	100		
Air Condition	03	CENTRAL	100		
Bedrooms		3	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	1	MKT AREA	09		
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100	1993	1,188	80,772
CAN	108	30	1994	32	2,175
FOP	25	30	1993	8	544
PTO	30	5	1994	2	136
PTO	48	5	1994	2	136
UOP	100	20	1994	20	1,360
TOTALS	1,499			1,252	85,123

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,252	100.8000	95.76	119,892	1960	1994		0	29.00	71.00
1 SINGLE FAM 100% - 2024 Heated Area: 1188 HX Base Yr 2024											



WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE				85,123	
TOTAL MARKET OB/XF VALUE				17,896	
TOTAL LAND VALUE - MARKET				35,175	
TOTAL MARKET VALUE				138,194	
SOH/AGL Deduction				0	
ASSESSED VALUE				138,194	
TOTAL EXEMPTION VALUE				HX HB 50,000	
BASE TAXABLE VALUE				88,194	
TOTAL JUST VALUE				138,194	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				139,787	
ADDRESS CLEAN UP					
INCR EYB 1960-1964 RE-ROOF-CC 7-2022					
COA PER OWNER					
5 YR PRCL CH, N/C					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
OB22-000397	RE-ROOF-CC	0	06/20/2022		
19000498	MECH	0	09/30/2019		
15000970	RE-ROOF-CO	0	10/20/2015		
025368	BLDG	0	06/28/1999		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1279/0346	8/02/2022	WD	Q	I	01	200,000
GRANTOR: J 2 A PROPERTIES LLC						
GRANTEE: BEEMAN FRANK & TANY						
1273/0123	7/11/2022	QC	U	I	11	100
GRANTOR: CUTCHIN JENNIFER POLA						
GRANTEE: J 2 A PROPERTIES LL						

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			551.00	LF	13.00	1980	3	20	1,433	
2	0210	CONCRETE D	0	100	20	24			480.00	SF	6.00	1994	3	20	576	
3	0211	CONCRETE W	0	100	18	3			54.00	SF	6.00	1994	3	20	65	
4	0211	CONCRETE W	0	100	6	8			48.00	SF	6.00	1994	3	20	58	
5	0700	PORT BLDG	0	100	10	20			200.00	SF	8.00	2013	3	80	1,280	
6	0030	BARN, POLE	0	100	40	24			960.00	SF	9.00	2019	3	85	7,344	
7	0030	BARN, POLE	0	100	30	24			720.00	SF	9.00	2019	3	85	5,508	
8	0940	OPEN SHED	0	100	40	12			480.00	SF	4.00	2019	3	85	1,632	
TOTALS												17,896				

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	4.69	AC		1.00	1.00	1.00	7,500.00	7,500.00	35,175							