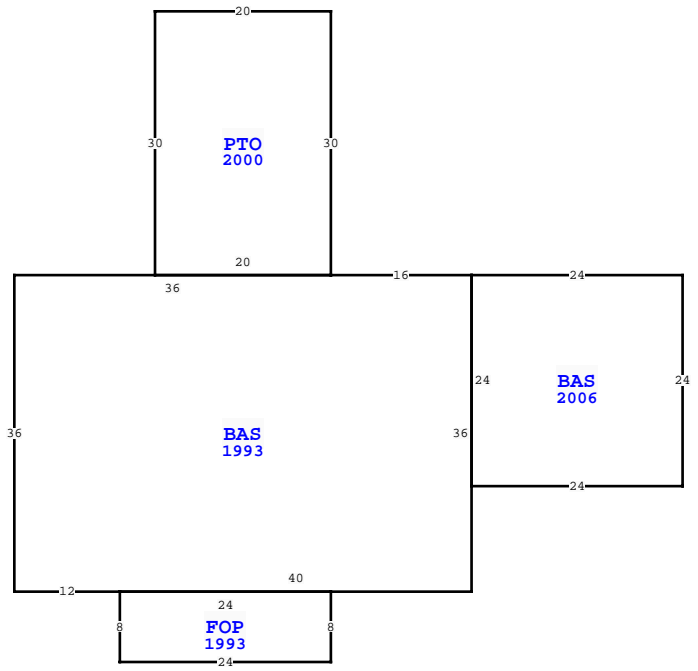




ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
12	WOOD FRAME 100				
02	CEDAR/CYPR 100				
03	GABLE/HIP 100				
13	GALVALUM 100				
05	DRYWALL 100				
11	CLAY TILE 50				
12	HARDWOOD 50				
04	AIR DUCTED 100				
03	CENTRAL 100				
	3 100				
	2 100				
	0 100				
1.	1. 100				
	0 100				
03	AVERAGE				
0100	SINGLE FAMILY				
5	MKT AREA		10		
000	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,872	100	1993	1,872	160,839
BAS	576	100	2006	576	49,489
FOP	192	30	1993	58	4,983
PTO	600	5	2000	30	2,578
TOTALS	3,240			2,536	217,888

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% - 2018			286,695	1991	1999	0	0	24.00	76.00
Heated Area: 2448 HX Base Yr 2018											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	217,888		
TOTAL MARKET OB/XF VALUE	32,231		
TOTAL LAND VALUE - MARKET	39,750		
TOTAL MARKET VALUE	289,869		
SOH/AGL Deduction	66,496		
ASSESSED VALUE	223,373		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	173,373		
TOTAL JUST VALUE	289,869		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	284,829		
MM 5 YR CK PU XFOBX3 DEMO XFOB			
SOH PORTED FROM 10792-000/2018/GRUNEWALD			
LN 7-9			
PU CORR SF XFOB LN 3, DEL XFOB LN 10, PU XFOB			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
16001118	ROOF OVER-CO	0	11/03/2016
020616	N/A	0	02/13/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1349/0042	2/29/2024	WD Q	Q	I	01	460,000
GRANTOR: GRUNEWALD JUDY VICK						
GRANTEE: SHAW JONATHAN & SAV						
1055/0604	11/30/2017	WD Q	Q	I	01	250,000
GRANTOR: ADAMS RONALD & ANGELA						
GRANTEE: GRUNEWALD JUDY VICK						

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	0220	POOL VINYL	0	100	34	16	544.00	SF	60.00	60.00	100	1993	1993	3	40	13,056	
2	0250	ASPHALT AV	0	100	131	9	1,179.00	SF	2.00	2.00	100	2002	2002	3	20	472	
3	0211	CONCRETE W	0	100	0	0	800.00	SF	6.00	6.00	100	1993	1993	3	20	960	
4	0955	PRIVACY FE	0	100	0	0	240.00	LF	15.00	15.00	100	2003	2003	3	0	0	
5	0250	ASPHALT AV	0	100	67	50	3,350.00	SF	2.00	2.00	100	2002	2002	3	20	1,340	
6	0700	PORT BLDG	0	100	24	24	576.00	SF	8.00	8.00	100	2005	2005	3	64	2,949	
7	0940	OPEN SHED	0	100	38	12	456.00	SF	4.00	4.00	100	2002	2002	3	20	365	
8	0080	4' CHAINLI	0	100	0	0	502.00	LF	13.00	13.00	100	2010	2010	3	43	2,806	
9	0945	METAL SHED	0	100	30	25	750.00	SF	15.00	15.00	100	2004	2004	3	23	2,588	
10	0055	PORTABLE C	0	100	20	18	360.00	SF	3.00	3.00	100	2013	2013	3	57	616	

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	5.30	AC		1.00	1.00	1.00	7,500.00	7,500.00	39,750							

