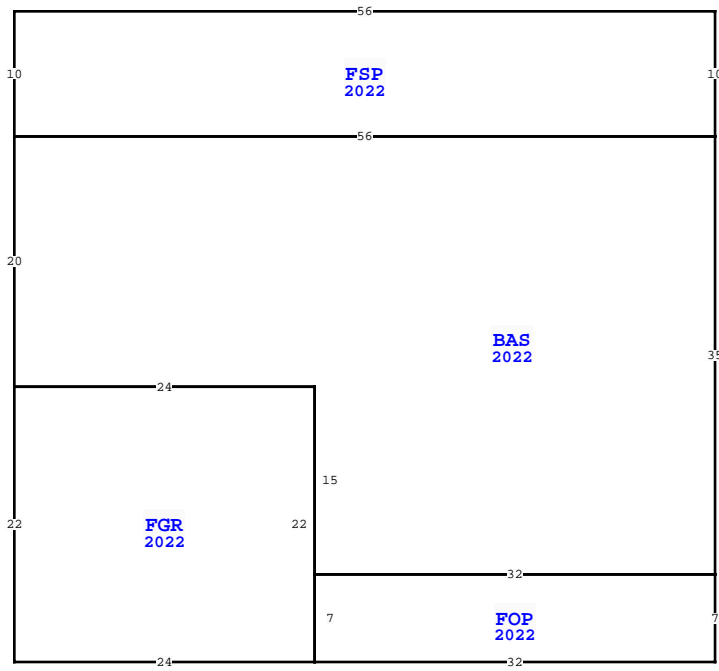




ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	11	AVERAGE		100	
Roof Structur	03	GABLE/HIP		100	
Roof Cover	13	GALVALUM		100	
Interior Wall	05	DRYWALL		100	
Interior Floo	12	HARDWOOD		100	
Heating Type	04	AIR DUCTED		100	
Air Condition	03	CENTRAL		100	
Bedrooms		3		100	
Bathrooms		2		100	
Story Height		0		100	
Stories	1.	1.		100	
Units		0		100	
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	1	MKT AREA	12		
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,600	100	2022	1,600	176,062
FGR	528	50	2022	264	29,051
FOP	224	30	2022	67	7,373
FSP	560	55	2022	308	33,892
TOTALS	2,912			2,239	246,376

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,239	117.0000	111.15	248,865	2022	2022	0	0	1.00	99.00
1 SINGLE FAM 100% - 2023 Heated Area: 1600 HX Base Yr 2023											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		246,376	
TOTAL MARKET OB/XF VALUE		25,663	
TOTAL LAND VALUE - MARKET		107,825	
TOTAL MARKET VALUE		379,864	
SOH/AGL Deduction		78,588	
ASSESSED VALUE		301,276	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		251,276	
TOTAL JUST VALUE		379,864	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		368,739	
COMBINE 9900 ACREAGE INTO SFR 2 AC WETLANDS			
COA PER HX APP			
PORT FROM 05206-A02 HUBMANN			
JS PU NEW SFD AND XFOB LN 1-10 2 CARDS			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000473	POLE BARN-CC	0	05/16/2022
21000729	SFD-CO	0	07/23/2021
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD SALE PRICE
1178/0213	11/06/2020	WD Q	V / 01 25,000
GRANTOR: WILSON SAMUEL E & HOL			
GRANTEE: HUBMANN BRIAN & MON			
0526/0555	3/02/2004	WD Q	V 32,700
GRANTOR: MCKAYE			
GRANTEE: WILSON			
BUILDING NOTES			
BUILDING DIMENSIONS			
FSP=[YR=2022] W56 S10 E56 BAS=[YR=2022] W56 S20 E24			
FGR=[YR=2022] W24 S22 E24 N22\$ S15 E32 FOP=[YR=2022] W32 S7 E32 N7\$ N35\$ N10\$.			

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	100	0	0	1,280.00	SF	6.00	6.00	100	2022	2022	3	97	7,450	
2	0211	CONCRETE W	0	100	47	3	141.00	SF	6.00	6.00	100	2022	2022	3	97	821	
3	0211	CONCRETE W	0	100	5	5	25.00	SF	6.00	6.00	100	2022	2022	3	97	146	
4	0211	CONCRETE W	0	100	4	3	4.00	SF	6.00	6.00	100	2022	2022	3	97	23	
5	0211	CONCRETE W	0	100	3	2	4.00	SF	6.00	6.00	100	2022	2022	3	97	23	
6	0211	CONCRETE W	0	100	4	3	12.00	SF	6.00	6.00	100	2022	2022	3	97	70	
7	0211	CONCRETE W	0	100	4	3	12.00	SF	6.00	6.00	100	2022	2022	3	97	70	
8	0700	PORT BLDG	0	100	20	10	200.00	SF	8.00	8.00	100	2022	2022	3	98	1,568	
9	0620	WOOD UTL B	0	100	7	10	70.00	SF	6.00	6.00	100	2022	2022	3	97	407	
10	0030	BARN, POLE	0	100	36	48	1,728.00	SF	9.00	9.00	100	2022	2022	3	97	15,085	
TOTAL OB/XF															25,663		

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	14.35	AC		1.00	1.00	1.00	7,500.00	7,500.00	107,625							
2	009630	C	WETLAND	100					2.00	AC		1.00	1.00	1.00	100.00	100.00	200							