

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB 100	
Frame	02	WOOD FRAME 100	
Exterior Wall	05	HARDIE BRD 100	
Roof Structur	08	IRREGULAR 100	
Roof Cover	13	GALVALUM 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	11	CLAY TILE 100	
Heating Type	04	AIR DUCTED 100	
Air Condition	03	CENTRAL 100	
Bedrooms		3 100	
Bathrooms		3 100	
Story Height		0 100	
Stories	1.	1. 100	
Units		0 100	
Quality	03	AVERAGE	
DOR CODE	5000	IMPRVD AG RES	
MAP NUM	1	MKT AREA	01
NEIGHBORHOOD/LOC	000	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,794	100	2017
FGR	576	50	2017
FOP	288	30	2017
TOTALS	2,658		

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								
				Heated Area:	1794			HX Base Yr	2018		

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		259,427	
TOTAL MARKET OB/XF VALUE		20,545	
TOTAL LAND VALUE - MARKET		198,300	
TOTAL MARKET VALUE		306,886	
SOH/AGL Deduction		76,947	
ASSESSED VALUE		229,939	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		179,939	
TOTAL JUST VALUE		478,272	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		289,491	
PU GEN CC OBN23-409			
5YR CK JS PU XFOB X3			
CORRECT LAND LINES			
2022 AG RENEWAL RECD			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OBN23-00040	GENERATOR-CC		09/18/2023
17000129	SFD-CO	0	02/08/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1266/0279	5/13/2022	WD U	V	V	11	100
GRANTOR: RICHARDSON JACK C & L						
GRANTEE: RICHARDSON JACK C &						
0915/0344	6/21/2013	WD Q	V	V	01	130,000
GRANTOR: MCKAYE PROPERTIES, LL						
GRANTEE: RICHARDSON JACK C &						

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	0625	PORT WD UT	0	100	8	12	96.00	SF	6.00	6.00	100	2015	2015	3	67	386	
2	0210	CONCRETE D	0	100	25	25	625.00	SF	6.00	6.00	100	2017	2017	3	76	2,850	
3	0211	CONCRETE W	0	100	8	12	96.00	SF	6.00	6.00	100	2017	2017	3	76	438	
4	0211	CONCRETE W	0	100	6	8	48.00	SF	6.00	6.00	100	2017	2017	3	76	219	
5	0030	BARN, POLE	0	100	30	26	780.00	SF	9.00	9.00	100	2018	2018	3	80	5,616	
6	0940	OPEN SHED	0	100	30	12	360.00	SF	4.00	4.00	100	2020	2020	3	89	1,282	
7	0940	OPEN SHED	0	100	20	12	240.00	SF	4.00	4.00	100	2020	2020	3	89	854	
8	0157	GENERATOR	0	100	0	0	1.00	UT	8,900.00	8,900.00	100	2024	2023		100	8,900	

BLD DATE		07/27/2017	FRSR			LGL DATE		
XF DATE		07/27/2017	RTSR			LAND DATE		07/27/2017
INC DATE						AG DATE		

BUILDING NOTES	
BAS=[YR=2017] 1794\$ FGR=[YR=2017] 576\$ FOP=[YR=2017] 288\$.	

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	000110	C	SFR RURAL	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	15,000										
2	005970	A	TIMBER MIX 1	0			0.00	0.00	36.66	AC		1.00	1.00	1.00	325.00	325.00	11,914										