

ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	20	WOOD	FRAME	100	
Exterior Wall	02	FACE	BRICK	100	
Roof Structur	03	GABLE	HIP	100	
Roof Cover	03	COMP	SHNG	100	
Interior Wall	04	PLYWOOD	50		
Interior Wall	05	DRYWALL	50		
Interior Floo	14	CARPET	70		
Interior Floo	08	SHT	VINYL	30	
Heating Type	04	AIR	DUCTED	100	
Air Condition	03	CENTRAL	100		
Bedrooms		3	100		
Bathrooms		1.5	100		
Story Height		0	100		
Stories	1.	1.	100		
Units		0	100		
Quality	03	AVERAGE			
DOR CODE	5000	IMPRVD AG RES			
MAP NUM	5	MKT AREA	13		
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,836	100	1977	1,836	106,243
FCP	441	25	1977	110	6,366
FOP	130	30	1977	39	2,257
FSP	518	55	1993	285	16,492
UST	126	45	1977	57	3,298
TOTALS	3,051			2,327	134,655

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%	- 0																							
Heated Area: 1836 HX Base Yr																										
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>07/25/2018</th> <th>MMJTT</th> <th>LGL DATE</th> <th></th> </tr> <tr> <th>XF DATE</th> <th>07/25/2018</th> <th>MMJTT</th> <th>LAND DATE</th> <th>07/25/2018</th> </tr> <tr> <th>INC DATE</th> <th></th> <th></th> <th>AG DATE</th> <th></th> </tr> </thead> </table>												BLD DATE	07/25/2018	MMJTT	LGL DATE		XF DATE	07/25/2018	MMJTT	LAND DATE	07/25/2018	INC DATE			AG DATE	
BLD DATE	07/25/2018	MMJTT	LGL DATE																							
XF DATE	07/25/2018	MMJTT	LAND DATE	07/25/2018																						
INC DATE			AG DATE																							

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE		134,655			
TOTAL MARKET OB/XF VALUE		5,101			
TOTAL LAND VALUE - MARKET		93,450			
TOTAL MARKET VALUE		158,156			
SOH/AGL Deduction		32,469			
ASSESSED VALUE		125,687			
TOTAL EXEMPTION VALUE		HX HB 50,000			
BASE TAXABLE VALUE		75,687			
TOTAL JUST VALUE		233,206			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		163,919			
FR 5YR CK 8/15/23; CHG FGR TO FCP IN TRAV					
2022 AG RENEWAL RECD					
2021 AG RENEWAL RECD					
2019 AG RENEWAL REC'D					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
OB24-000127	HVAC CHANGE OUT-C		02/29/2024		
17000432	REROOF-CO	0	03/29/2017		
2011677	MECH	0	09/28/2011		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1305/0857	3/23/2023	LD	U	I	30	100
GRANTOR: LANDRUM CHARLES SAMUE						
GRANTEE: STRADER DONNA KAY &						
0054/0760	2/01/1977	WD	U	V		100
GRANTOR:						
GRANTEE:						

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	0140	FIRE PLACE	0	100	0	1.00	UT	1,900.00	1,900.00	100	1977	1977	3	20	380	
2	0620	WOOD UTL B	0	100	16	208.00	SF	6.00	6.00	100	1983	1983	3	20	250	
3	0030	BARN, POLE	0	100	30	1,500.00	SF	9.00	9.00	100	1991	1991	3	20	2,700	
4	0211	CONCRETE W	0	100	4	12.00	SF	6.00	6.00	100	1993	1993	3	20	14	
5	0940	OPEN SHED	0	100	13	104.00	SF	4.00	4.00	100	2006	2006	3	27	112	
6	0055	PORTABLE C	0	100	16	288.00	SF	3.00	3.00	100	2011	2011	3	47	406	
7	0055	PORTABLE C	0	100	20	360.00	SF	3.00	3.00	100	2016	2016	3	72	778	
8	0625	PORT WD UT	0	100	12	96.00	SF	6.00	6.00	100	2018	2018	3	80	461	
TOTALS															5,101	

BUILDING NOTES											
<p>BAS=[YR=1977;ORIG=-21,27] N27 W63 S32 E27 N5 E36 \$</p> <p>FSP=[YR=1993;ORIG=-21,0] E5 N14 W37 S14 E32 \$</p> <p>FCP=[YR=1977;ORIG=0,6] W21 S21 E21 N21 \$</p> <p>FOP=[YR=1977;ORIG=-57,27] S5 E26 N5 W26 \$</p> <p>UST=[YR=1977;ORIG=0,0] W21 S6 E21 N6 \$</p>											

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	005920	A	TIMB/PAST	0			0.00	0.00	10.46	AC		1.00	1.00	1.00	325.00	325.00	3,400							