



ELEMENT		CD	CONSTRUCTION		
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	12	CEDAR/CYPR	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	13	GALVALUM	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET	70		
Interior Floo	09	PINE WOOD	30		
Heating Type	04	AIR DUCTED	100		
Air Condition	03	CENTRAL	100		
Bedrooms			3	100	
Bathrooms			2.5	100	
Story Height			0	100	
Stories	1.5		1.5	100	
Units			0	100	
Quality	08	FAIR			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	5	MKT AREA		02	
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,084	100	1993	1,084	58,416
BAS	312	100	2002	312	16,814
FCP	400	25	1993	100	5,389
FOP	20	30	1996	6	323
FSP	360	55	1993	198	10,670
FUS	440	100	1993	440	23,711
TOTALS	2,616			2,140	115,322

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	0%	- 0		209,677	1978	1978	0	0	45.00	55.00
Heated Area: 1836											
HX Base Yr											

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 2	
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		115,322	
TOTAL MARKET OB/XF VALUE		12,625	
TOTAL LAND VALUE - MARKET		70,000	
TOTAL MARKET VALUE		197,947	
SOH/AGL Deduction		0	
ASSESSED VALUE		197,947	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		197,947	
TOTAL JUST VALUE		197,947	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		200,487	
2023 TRIM RTND, COA			
COA PER NCOA REPORT			
5 YR PRCL CK, N/C			
5 YR PRCL CH, PU XFOB LN 9-11			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000618	FLOATING DOCK-CO	0	06/14/2018
18000424	CONSTRUCT DOCK-CO	0	04/19/2018
18000071	WINDOW RPL	0	02/21/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1000/0708	4/12/2016	WD U	I	I	12	115,500
GRANTOR: CASTLE 2016 LLC						
GRANTEE: HARRELL EDWARD K &						
0996/0322	3/25/2016	WD U	I	I	12	72,200
GRANTOR: U.S. BANK NATIONAL AS						
GRANTEE: CASTLE 2016 LLC						

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	0150	FIRE PLACE	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	1980	1980	3	20	500	
2	0940	OPEN SHED	0	0	10	8	80.00	SF	4.00	4.00	100	1990	1990	3	20	64	
3	0210	CONCRETE D	0	0	16	20	320.00	SF	6.00	6.00	100	1990	1990	3	20	384	
4	0213	CONCRETE P	0	0	16	15	240.00	SF	6.00	6.00	100	1990	1990	3	100	1,440	
5	0211	CONCRETE W	0	0	11	4	44.00	SF	6.00	6.00	100	1990	1990	3	20	53	
6	0080	4' CHAINLI	0	0	0	0	70.00	LF	13.00	13.00	100	2016	2016	3	72	655	
7	0375	WOOD WALK	0	0	12	4	48.00	SF	15.00	15.00	100	2018	2018	3	80	576	
8	0350	BOATDOCK A	0	0	15	14	210.00	SF	24.00	24.00	100	2018	2018	3	80	4,032	
9	0335	ALUMINUM W	0	0	21	3	63.00	SF	17.00	17.00	100	2018	2018	3	80	857	
10	0371	FLOATING D	0	0	14	16	224.00	SF	20.00	20.00	100	2018	2018	3	80	3,584	

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	000132	C	SFR RIVER	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	70,000.00	70,000.00	70,000							

