



ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	05	WOOD	FRAME	100	
Exterior Wall	02	HARDIE	BRD	100	
Roof Structur	03	GABLE/HIP	100		
Roof Cover	13	GALVALUM	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	08	SHT VINYL	50		
Interior Floor	11	CLAY TILE	50		
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	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	1	MKT AREA			09
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,133	100	2021	2,133	233,323
FGR	928	50	2021	464	50,756
FOP	272	30	2021	82	8,970
FSP	255	55	2021	140	15,314
FUS	416	100	2021	416	45,505
PTO	72	5	2021	4	437
PTO	144	5	2021	7	765
TOTALS	4,220			3,246	355,073

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,246	117.5000	111.62	362,319	2021	2021	0	0	2.00	98.00

1 SINGLE FAM 100% - 2022 Heated Area: 2549 HX Base Yr 2022

WAKULLA COUNTY PROPERTY PAGE 1 of 1

VALUATION SUMMARY		STANDARD				
VALUATION BY	Tax Group: 3	Tax Dist:				
BUILDING MARKET VALUE		355,073				
TOTAL MARKET OB/XF VALUE		39,266				
TOTAL LAND VALUE - MARKET		40,640				
TOTAL MARKET VALUE		434,979				
SOH/AGL Deduction		69,370				
ASSESSED VALUE		365,609				
TOTAL EXEMPTION VALUE	HX HB	50,000				
BASE TAXABLE VALUE		315,609				
TOTAL JUST VALUE		434,979				
NCON VALUE		0				
INCOME VALUE						
PREVIOUS YEAR MKT VALUE		439,947				
JS PRMT CK, PU XFOBS. CC 05/2022						
COA PER NCOA REPORT						
2022 PORT FROM 01-6S-02W-147-03576-A22						
2022 HX APP W/PORT						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
22000297	ELEC TO GARAGE	0	03/30/2022			
22000045	DET GAR 30*40	0	01/24/2022			
20001171	SFD-CO	0	01/11/2021			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1149/0438	5/01/2020	WD	Q	V	01	45,000
GRANTOR: MARIANNE A TRUSSELL A						
GRANTEE: HINCHEE DANIEL & TH						
1033/0661	5/03/2017	QC	U	V	11	100
GRANTOR: TRUSSELL MARIANNE A						
GRANTEE: TRUSSELL MARIANNE A						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2021] W26 PTO=[YR=2021] N6 W12 S12 E12 N6\$ S6 W12 FSP=[YR=2021] N12 W22 S9 E3 S3 E19\$ W19 N3 W3 PTO=[YR=2021] N9 W8 S9 E8\$ W11 S36 FOP=[YR=2021] S8 E34 N8 W34\$ E45 FGR=[YR=2021] S20 E26 PTR= E10 FUS=[YR=2021] N32 E13 S32 W13\$ W10\$ N34 W15 N4 W11 S18\$ N18 E11 S4 E15 N25\$.						

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	24	40			6.00	100	2021	2021	3	93	5,357	
2	0211	CONCRETE W	0	100	149	4			6.00	100	2021	2021	3	93	3,326	
3	0211	CONCRETE W	0	100	58	4			6.00	100	2021	2021	3	93	1,295	
4	0211	CONCRETE W	0	100	6	6			6.00	100	2021	2021	3	93	201	
5	0211	CONCRETE W	0	100	7	6			6.00	100	2021	2021	3	93	234	
6	0213	CONCRETE P	0	100	7	4			6.00	100	2021	2021	3	100	168	
7	0213	CONCRETE P	0	100	6	3			6.00	100	2021	2021	3	100	108	
8	0210	CONCRETE D	0	100	35	8			6.00	100	2022	2022	3	97	1,630	
9	0210	CONCRETE D	0	100	30	21			6.00	100	2022	2022	3	97	3,667	
10	0190	PREFAB MET	0	100	40	30			20.00	100	2022	2022	3	97	23,280	

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	5.08	AC		1.00	1.00	1.00	8,000.00	8,000.00	40,640							