



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	10	LAMINATED 50
Interior Floo	14	CARPET 50
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 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	2	MKT AREA 10
NEIGHBORHOOD/LOC	337.00	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	67	100
BAS	380	100
BAS	420	100
FGR	440	50
FOP	121	30
OWH	625	100
PTO	160	5
TOTALS	2,213	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,756	114.9000	109.16	191,685	2012	2012	0	0	11.00	89.00
1 SINGLE FAM 100% - 2013 Heated Area: 1492 HX Base Yr 2013											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			170,600
TOTAL MARKET OB/XF VALUE			6,801
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			227,401
SOH/AGL Deduction			66,085
ASSESSED VALUE			161,316
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			111,316
TOTAL JUST VALUE			227,401
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			218,295
5 YR CHK NC			
5 YR PRCL CK, ADD DIM XFOD LN 1. PU XFOD LN 3			
ADD HX FOR 2013			
5 YR PRCL CH, PU NEW SFD, PU XFOD LN 1-2			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000487	PLUMBING	0	12/27/2018
2011572	SFD-CO	0	08/22/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0882/0643	6/01/2012	WD Q	Q	I	01	160,500
GRANTOR: TFB HOLDING INC						
GRANTEE: KEIFFER KATHERINE M						
0856/0302	7/06/2011	WD Q	Q	V	01	19,500
GRANTOR: BOYNTON FLOWERS, LLC						
GRANTEE: TFB HOLDINGS INC						

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	92	12			6.00	100	2012	2012	3	67	4,438	
2	0211	CONCRETE W	0	100	67	4			6.00	100	2012	2012	3	67	1,077	
3	0210	CONCRETE D	0	100	0	0			6.00	100	2012	2012	3	67	1,286	

BUILDING NOTES			
BLD DATE 06/05/2017 MMJT LGL DATE 01/04/2020 JB			
XF DATE 06/05/2017 MMJT LAND DATE			
INC DATE AG DATE			

BUILDING DIMENSIONS														
BAS=[YR=2012] W14 PTO=[YR=2012] E3 N10 W16 S9 D1 R1 E12\$														
OWH=[YR=2012] W12 BAS=[YR=2012] U1 L1 N5 W11 S6 E12\$ W13														
BAS=[YR=2012] W14 S15 W3 S10 E17 N25\$ S25 E25 N25\$ S30														
FOP=[YR=2012] N5 W17 FGR=[YR=2012] W22 S20 E22 N20 \$ S7 E18 N2 W1\$ E14 N30\$.														

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	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							