



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
30	VINYL 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
11	CLAY TILE 50				
14	CARPET 50				
04	AIR DUCTED 100				
03	CENTRAL 100				
	3 100				
	2 100				
	0 100				
1.	1. 100				
	0 100				
03	AVERAGE				
0100	SINGLE FAMILY				
1	MKT AREA	09			
000	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,004	100	2004	2,004	175,018
FGR	578	50	2004	289	25,240
FOP	24	30	2004	7	612
PTO	120	5	2014	6	524
TOTALS	2,726			2,306	201,393

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,306	113.5000	107.82	248,633	2004	2004	0	0	19.00	81.00			
1 SINGLE FAM 100% - 2018 Heated Area: 2004 HX Base Yr 2018														
BLD DATE				06/01/2021	LRFR		LGL DATE		06/01/2021		LRFR			
XF DATE				06/01/2021	LRFR		LAND DATE		06/01/2021		LRFR			
INC DATE							AG DATE							

WAKULLA COUNTY PROPERTY				
VALUATION SUMMARY			PAGE 1 of 1	
VALUATION BY			STANDARD	
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE			201,393	
TOTAL MARKET OB/XF VALUE			2,406	
TOTAL LAND VALUE - MARKET			40,000	
TOTAL MARKET VALUE			243,799	
SOH/AGL Deduction			67,899	
ASSESSED VALUE			175,900	
TOTAL EXEMPTION VALUE			175,900	
BASE TAXABLE VALUE			0	
TOTAL JUST VALUE			243,799	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			246,450	
VERIFIED 5YR CK				
2022 T&P RENEWAL RECD				
5YR PRCL CK,DELETE XFOB LN-5				
5YR PRCL CH-CHGS TO BE KEYED AT LATER DATE.				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
31866	SFD	0	05/24/2004	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q U / V I / RSN CD	SALE PRICE
1041/0044	6/14/2017	WD Q	Q I 01	228,500
GRANTOR: PRETTI JOHN W & MELAN				
GRANTEE: MCFADDEN ALLAN E JR				
0444/0231	5/21/2002	WD Q	V	29,900
GRANTOR: PERRY ROBERT GLENN				
GRANTEE: PRETTI				
BUILDING NOTES				
BUILDING DIMENSIONS				
BAS=[YR=2004] W23 L3 U2 W6 D2 L3 W5 PTO=[YR=2014] N10 W12 S10 E12\$ W30 S38 E14 N5 E11 FOP=[YR=2004] E6 N4 W6 S4\$ N4 E6 S4 E13 FGR=[YR=2004] S8 E26 N21 W18 N4 W8 S17\$ N17 E8 S4 E18 N20\$.				

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	0	946.00	SF	6.00	6.00	100	2004	2004	3	23	1,305	
2	0770	PUMP HOUSE	0	100	4	16.00	SF	5.00	5.00	100	2005	2005	3	20	16	
3	0211	CONCRETE W	0	100	44	132.00	SF	6.00	6.00	100	2004	2004	3	23	182	
4	0211	CONCRETE W	0	100	40	120.00	SF	6.00	6.00	100	2004	2004	3	23	166	
6	0055	PORTABLE C	0	100	35	630.00	SF	3.00	3.00	100	2009	2009	3	39	737	

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	5.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	40,000							