



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	02	WOOD FRAME	100
Exterior Wall	06	BD/BATTEN	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	10	LAMINATED	70
Interior Floor	14	CARPET	30
Heating Type	04	AIR DUCTED	100
Air Condition	03	CENTRAL	100
Bedrooms		4	100
Bathrooms		3	100
Story Height		0	100
Stories	1.	1.	100
Units		0	100
Quality	03	AVERAGE	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM	1	MKT AREA	09
NEIGHBORHOOD/LOC	346.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,160	100	2020
FGR	600	50	2020
FOP	124	30	2020
FOP	128	30	2020
PTO	280	5	2020
TOTALS	3,292		

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%	- 2021								
Heated Area: 2160						HX Base Yr 2021					
BLD DATE	04/20/2021	MMJS	LGL DATE	04/20/2021	MMJS	LAND DATE	04/20/2021	MMJS			
XF DATE	04/20/2021	MMJS	AG DATE								
INC DATE											

WAKULLA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			255,808
TOTAL MARKET OB/XF VALUE			12,971
TOTAL LAND VALUE - MARKET			48,500
TOTAL MARKET VALUE			317,279
SOH/AGL Deduction			27,608
ASSESSED VALUE			289,671
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			239,671
TOTAL JUST VALUE			317,279
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			281,234

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000839	CARPORT-CO	0	09/09/2020
19001439	SFD-CO	0	11/06/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1187/0620	11/23/2020	WD	U	I	11	100
GRANTOR: GENTRY PHILIP A & LIS						
GRANTEE: GENTRY PHILIP A & L						
1154/0363	6/05/2020	WD	Q	I	01	359,900
GRANTOR: JASON WESSINGER CONST						
GRANTEE: GENTRY PHILIP A & L						

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	0		1,729.00	SF	6.00	6.00	100	2020	2020	3	89	9,233
2	0211	CONCRETE W	0	100	67	4		268.00	SF	6.00	6.00	100	2020	2020	3	89	1,431
3	0055	PORTABLE C	0	100	36	24		864.00	SF	3.00	3.00	100	2020	2020	3	89	2,307

BUILDING NOTES											
<p>BAS=[YR=2020] W18 PTO=[YR=2020] E4 N14 W20 S14 E16\$ FOP=[YR=2020] W16 S8 E16 N8\$ S8 W16 N10 W12 N4 W17 S38 E24 FGR=[YR=2020] W24 S24 E6 S2 E12 N2 E6 N24\$ FOP=[YR=2020] S6 E10 S2 E8 N8 W18\$ E18 S10 E13 N8 E8 N34\$.</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	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	48,500.00	48,500.00	48,500							