

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	02	WOOD FRAME	100
Exterior Wall	30	VINYL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	13	GALVALUM	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	100
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	5000	IMPRVD AG RES	
MAP NUM	2	MKT AREA	11
NEIGHBORHOOD/LOC	000	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,766	100	1993
FCP	400	25	1993
FOP	60	30	1993
FOP	78	30	1993
FOP	112	30	1993
FST	100	55	1993
TOTALS	2,516		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,996	127.0000	120.65	240,817	1970	1970	0	0	53.00	47.00

1 SINGLE FAM 100% - 0 Heated Area: 1766 HX Base Yr

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 2	
VALUATION BY	Tax Group: 3	Tax Dist:	STANDARD
BUILDING MARKET VALUE			117,540
TOTAL MARKET OB/XF VALUE			9,946
TOTAL LAND VALUE - MARKET			2,416,682
TOTAL MARKET VALUE			211,843
SOH/AGL Deduction			67,998
ASSESSED VALUE			143,845
TOTAL EXEMPTION VALUE	HX HB WX		55,000
BASE TAXABLE VALUE			88,845
TOTAL JUST VALUE			2,544,168
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			162,310
PU BLDG 2.	16, BLDG 1 CHG BATH, BED, RCVR, EXW, FLOR.		
	5 YR PRCL CK, PU XFOB LN 7-10, DEL XFOB LN 14		
	ADD WX FOR 2021-DUGGAR		
PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000316	MODIFI CELL-CC	0	09/21/2022
20000738	ELECTRIC	0	08/05/2020
20000048	CELL TOWER	0	04/07/2020
18001180	REROOF	0	11/06/2018
17001371	GENERATOR-CO	0	10/25/2017
2014258	SIGN	0	03/31/2014
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN / CD
1133/0176	11/25/2019	WD U	I 30
GRANTOR: DUGGAR JOSEPH C. AND	GRANTEE: DUGGAR JOSEPH C JR		
0126/0570	11/24/1986	WD U	I
GRANTOR: DUGGAR JOSEPH C. AND	GRANTEE: DUGGAR JOSEPH C. AN		
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=1993] W24 FOP=[YR=1993] W26 FCP=[YR=1993] W20 S20			
FST=[YR=1993] S10 E10 N10 W10\$ E20 N20\$ S3 E26 N3\$ S3 W26			
S17 W10 S10 E9 FOP=[YR=1993] S12 E5 N12 W5\$ E5 S12 E24			
FOP=[YR=1993] E8 N14 W8 S14\$ N14 E22 N28\$.			

EXTRA FEATURES		BLD DATE	05/29/2020	FRJT	LGL DATE	05/29/2020	RTJT										
L N	OB/CF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/CF MKT VALUE	NOTES	
1	0140	FIRE PLACE	0	100	0	0		1.00	UT	1,900.00	1,900.00	100	1980	1980	3	20	380
2	0210	CONCRETE D	0	100	0	0		1,581.00	SF	6.00	6.00	100	1980	1980	3	20	1,897
3	0050	CARPORT UN	0	100	24	18		432.00	SF	9.00	9.00	100	1981	1981	3	20	778
4	0050	CARPORT UN	0	100	24	18		432.00	SF	9.00	9.00	100	1981	1981	3	20	778
5	0170	GARAGE UNF	0	100	40	24		960.00	SF	25.00	25.00	100	1981	1981	3	20	4,800
6	0080	4' CHAINLI	0	100	0	0		290.00	LF	13.00	13.00	100	1981	1981	3	20	754
7	0211	CONCRETE W	0	100	52	3		156.00	SF	6.00	6.00	100	1980	1980	3	20	187
8	0211	CONCRETE W	0	100	17	5		85.00	SF	6.00	6.00	100	1980	1980	3	20	102
9	0211	CONCRETE W	0	100	9	5		45.00	SF	6.00	6.00	100	1980	1980	3	20	54
10	0055	PORTABLE C	0	100	18	20		360.00	SF	3.00	3.00	100	1998	1998	3	20	216

TOTAL OB/CF																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000110	C	SFR RURAL	100		AG	0.00	0.00	1.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	15,000							
2	009101	C	UTILITY TOWE	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	25,000.00	25,000.00	25,000							
3	006100	A	PASTURE 2	0			0.00	0.00	52.89	AC		1.00	1.00	1.00	325.00	325.00	17,190							
4	006000	A	PASTURE 1	0			0.00	0.00	60.00	AC		1.00	1.00	1.00	325.00	325.00	19,500							
5	005400	A	TIMBER 1 PLA	0			0.00	0.00	16.89	AC		1.00	1.00	1.00	325.00	325.00	5,489							
6	006100	A	PASTURE 2	0		C2	0.00	0.00	6.70	AC		1.00	1.00	1.00	325.00	325.00	2,178							

LAND DESCRIPTION		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	02	WOOD FRAME	100
Exterior Wall	30	VINYL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	13	GALVALUM	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	100
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	5000	IMPRVD AG RES	
MAP NUM	2	MKT AREA	11
NEIGHBORHOOD/LOC	000	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,766	100	1993
FCP	400	25	1993
FOP	60	30	1993
FOP	78	30	1993
FOP	112	30	1993
FST	100	55	1993
TOTALS	2,516		

EXTRA FEATURES		BLD DATE	05/29/2020	FRJT	LGL DATE	05/29/2020	RTJT										
L N	OB/CF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/CF MKT VALUE	NOTES	
1	0140	FIRE PLACE	0	100	0	0		1.00	UT	1,900.00	1,900.00	100	1980	1980	3	20	380
2	0210	CONCRETE D	0	100	0	0		1,581.00	SF	6.00	6.00	100	1980	1980	3	20	1,897
3	0050	CARPORT UN	0	100	24	18		432.00	SF	9.00	9.00	100	1981	1981	3	20	778
4	0050	CARPORT UN	0	100	24	18		432.00	SF	9.00	9.00	100	1981	1981	3	20	778
5	0170	GARAGE UNF	0	100	40	24		960.00	SF	25.00	25.00	100	1981	1981	3	20	4,800
6	0080	4' CHAINLI	0	100	0	0		290.00	LF	13.00	13.00	100	1981	1981	3	20	754
7	0211	CONCRETE W	0	100	52	3		156.00	SF	6.00	6.00	100	1980	1980	3	20	187
8	0211	CONCRETE W	0	100	17	5		85.00	SF	6.00	6.00	100	1980	1980	3	20	102
9	0211	CONCRETE W	0	100	9	5		45.00	SF	6.00	6.00	100	1980	1980	3	20	54
10	0055	PORTABLE C	0	100	18	20		360.00	SF	3.00	3.00	100	1998	1998	3	20	216

LAND DESCRIPTION		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	02	WOOD FRAME	100
Exterior Wall	30	VINYL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	13	GALVALUM	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	100
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	5000	IMPRVD AG RES	
MAP NUM	2	MKT AREA	11
NEIGHBORHOOD/LOC	000	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,766	100	1993
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TOTALS	2,516		

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	02	WOOD FRAME	100
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	07	NONE	100
Interior Floo	03	CONC FINSH	100
Heating Type	01	NONE	100
Air Condition	01	NONE	100
Story Height		0	100
Stories	1.	1.	100
Units		0	100
Quality	08	FAIR	
DOR CODE	5000	IMPRVD AG RES	
MAP NUM	2	MKT AREA	11
NEIGHBORHOOD/LOC	000	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
FCP	308	25	1981
FOP	154	30	1981
FOP	154	30	1981
UST	286	45	1981
TOTALS	902		298

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	WKSHP/BARN	100%	- 0		7,510	1981	1981	0	0	42.00	58.00
Heated Area: 0 HX Base Yr											
<div style="border: 1px solid black; padding: 5px;"> <p style="text-align: center;">FCP 1981</p> <hr/> <p style="text-align: center;">FOP 1981</p> <hr/> <p style="text-align: center;">UST 1981</p> <hr/> <p style="text-align: center;">FOP 1981</p> </div>											
BLD DATE	05/29/2020	FRJT	LGL DATE	05/29/2020	RTJT						
XF DATE	05/29/2020	FRJT	LAND DATE	05/29/2020	RTJT						
INC DATE			AG DATE								

WAKULLA COUNTY PROPERTY				PAGE 2 of 2	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				117,540		
TOTAL MARKET OB/XF VALUE				9,946		
TOTAL LAND VALUE - MARKET				2,416,682		
TOTAL MARKET VALUE				211,843		
SOH/AGL Deduction				67,998		
ASSESSED VALUE				143,845		
TOTAL EXEMPTION VALUE				55,000		
BASE TAXABLE VALUE				88,845		
TOTAL JUST VALUE				2,544,168		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				162,310		
2021 AG RENEWAL RECD						
MAILED RNWL CARD						
2021 QUESTIONNAIRE RTND COMPLETE-ADDED SSN						
SSN#						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
2012729	COMMERCIAL	0	10/25/2012			
20101167	COMMERCIAL	0	12/20/2010			
2008827	REROOF (SHINGLES)	0	09/24/2008			
2007937	AG ELEC POLE	0	06/29/2007			
30064	ELEC	0	04/07/2003			
020952	N/A	0	05/13/1996			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1133/0176	11/25/2019	WD U		I	30	100
GRANTOR: DUGGAR JOSEPH C. AND						
GRANTEE: DUGGAR JOSEPH C JR						
0126/0570	11/24/1986	WD U		I		0
GRANTOR: DUGGAR JOSEPH C. AND						
GRANTEE: DUGGAR JOSEPH C. AN						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON

TOTAL OB/XF												0												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

BUILDING NOTES											
BUILDING DIMENSIONS FCP=[YR=1981] W22 S14 E22 FOP=[YR=1981] W22 S7 E22 UST=[YR=1981] W22 S13 E22 FOP=[YR=1981] W22 S7 E22 N7\$ N13\$ N7 \$ N14\$.											

LAND DESCRIPTION												TOTAL OB/XF												0			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV			