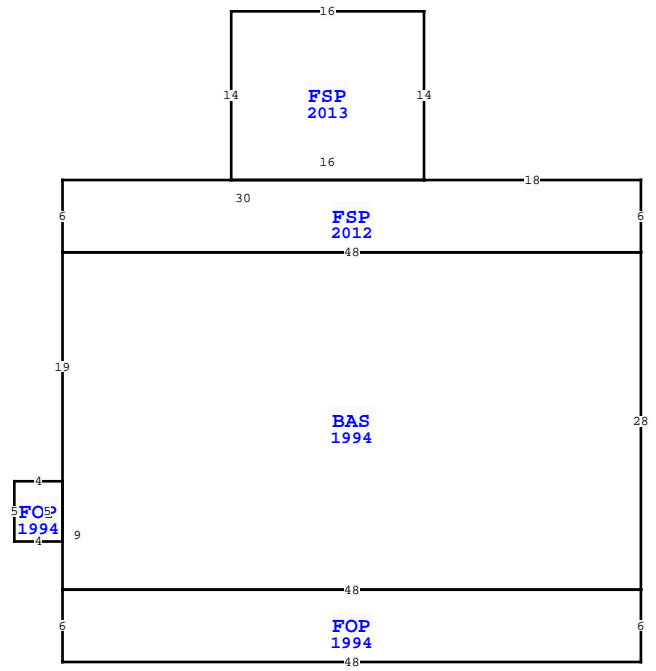




ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
02	CONCR SLAB 100		
30	WOOD FRAME 100		
03	VINYL 100		
03	GABLE/HIP 100		
01	MINIMUM 100		
05	DRYWALL 100		
11	CLAY TILE 50		
14	CARPET 50		
04	AIR DUCTED 100		
03	CENTRAL 100		
	3 100		
	2 100		
	0 100		
1.	1. 100		
	0 100		
03	AVERAGE		
0100	SINGLE FAMILY		
1	MKT AREA		09
90.00	1.00/		
BAS	1,344	100	1994
FOP	20	30	1994
FOP	288	30	1994
FSP	288	55	2012
FSP	224	55	2013
TOTALS	2,164		1,717

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	1,717	117.5000	111.62	191,652	1994	1994	0	0	0	29.00	71.00		
1 SINGLE FAM 100% - 0 Heated Area: 1344 HX Base Yr														



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		136,073	
TOTAL MARKET OB/XF VALUE		2,941	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		289,014	
SOH/AGL Deduction		193,468	
ASSESSED VALUE		95,546	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		45,546	
TOTAL JUST VALUE		289,014	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		260,936	
VERIFIED 5YR CH			
5 YR PRCL CH			
CODE TO 0100			
5 YR PRCL CH, PU NEW FSP IN TRAV, CHG PRCL			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24-000428	HVAC CHANGE OUT		04/22/2024
19000412	DOORS	0	08/09/2019
2013295	SCRN RM/PORCH-CO	0	05/14/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0071/0951	10/01/1979	WD	U	V		3,500

BUILDING NOTES			
GRANTOR:			
GRANTEE:			

BUILDING DIMENSIONS			
FSP=[YR=2012] W18 FSP=[YR=2013] N14 W16 S14 E16\$ W30 S6 E48			
BAS=[YR=1994] W48 S19 FOP=[YR=1994] W4 S5 E4 N5\$ S9			
FOP=[YR=1994] S6 E48 N6 W48\$ E48 N28\$ N6\$.			

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	0620	WOOD UTL B	0 100	10	16	160.00	SF	6.00	6.00	100	1980	1980	3	20	192	
2	0620	WOOD UTL B	0 100	12	20	240.00	SF	6.00	6.00	100	1993	1993	3	20	288	
3	0370	BOATDOCK P	0 100	7	12	84.00	SF	12.00	12.00	100	1983	1983	3	20	202	
4	0060	DECK WOOD	0 100	4	14	56.00	SF	5.00	5.00	100	1983	1983	3	20	56	
5	0030	BARN, POLE	0 100	16	24	384.00	SF	9.00	9.00	100	1983	1983	3	20	691	
6	0030	BARN, POLE	0 100	20	19	380.00	SF	9.00	9.00	100	1992	1992	3	20	684	
7	0940	OPEN SHED	0 100	12	5	60.00	SF	4.00	4.00	100	1993	1993	3	20	48	
8	0940	OPEN SHED	0 100	12	4	48.00	SF	4.00	4.00	100	1993	1993	3	20	38	
9	0940	OPEN SHED	0 100	12	9	108.00	SF	4.00	4.00	100	1993	1993	3	20	86	
10	0940	OPEN SHED	0 100	10	9	90.00	SF	4.00	4.00	100	1993	1993	3	20	72	

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	000132	C	SFR RIVER	100		RR1	101.00	603.00	2.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	150,000							

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										WAKULLA COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY														
																VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 136,073 TOTAL MARKET OB/XF VALUE 2,941 TOTAL LAND VALUE - MARKET 150,000 TOTAL MARKET VALUE 289,014 SOH/AGL Deduction 193,468 ASSESSED VALUE 95,546 TOTAL EXEMPTION VALUE HX HB 50,000 BASE TAXABLE VALUE 45,546 TOTAL JUST VALUE 289,014 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 260,936 CORR BUSE CODE TO SFD XFOB LN 7-16, DEL XFOB LN 17, PU FNDN & FRME SIZE XFOB LN 4 & 5, CHG SIZE XFOB LN 6, PU 5 YR PRCL CH, CHG CODE XFOB LN 3, CHG CODE & PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 0071/0951 10/01/1979 WD U V CD 3,500 GRANTOR: GRANTEE: BUILDING NOTES BUILDING DIMENSIONS													
DOR CODE 0100 SINGLE FAMILY			MAP NUM 1 MKT AREA 09			NEIGHBORHOOD/LOC 90.00 1.00/			AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE										
TOTALS										BLD DATE 11/18/2021 JSJS		LGL DATE 11/18/2021 JSJS		XF DATE 11/18/2021 JSJS		LAND DATE 11/18/2021 JSJS		INC DATE		AG DATE									
EXTRA FEATURES										ADJ UNIT PRICE		ORIG COND		YEAR ON		YEAR ACTUAL		Q		% COND		OB/XF MKT VALUE		NOTES					
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												
11	0940	OPEN SHED	0	100	6	8	48.00	SF	4.00	4.00	100	1993	1993	3	20	38													
12	0940	OPEN SHED	0	100	5	8	40.00	SF	4.00	4.00	100	1993	1993	3	20	32													
13	0940	OPEN SHED	0	100	11	17	187.00	SF	4.00	4.00	100	1993	1993	3	20	150													
14	0940	OPEN SHED	0	100	4	9	36.00	SF	4.00	4.00	100	1993	1993	3	20	29													
15	0620	WOOD UTL B	0	100	8	12	96.00	SF	6.00	6.00	100	1993	1993	3	20	115													
16	0740	UNFINISH O	0	100	10	20	200.00	SF	11.00	11.00	10	1993	1993	3	10	220													
LAND DESCRIPTION										TOTAL OB/XF 584																			
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					
REVIEW DATE 11/18/2021 BY JSJS Total Acres: 1.40 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 04/01/2026 BY SYS																													