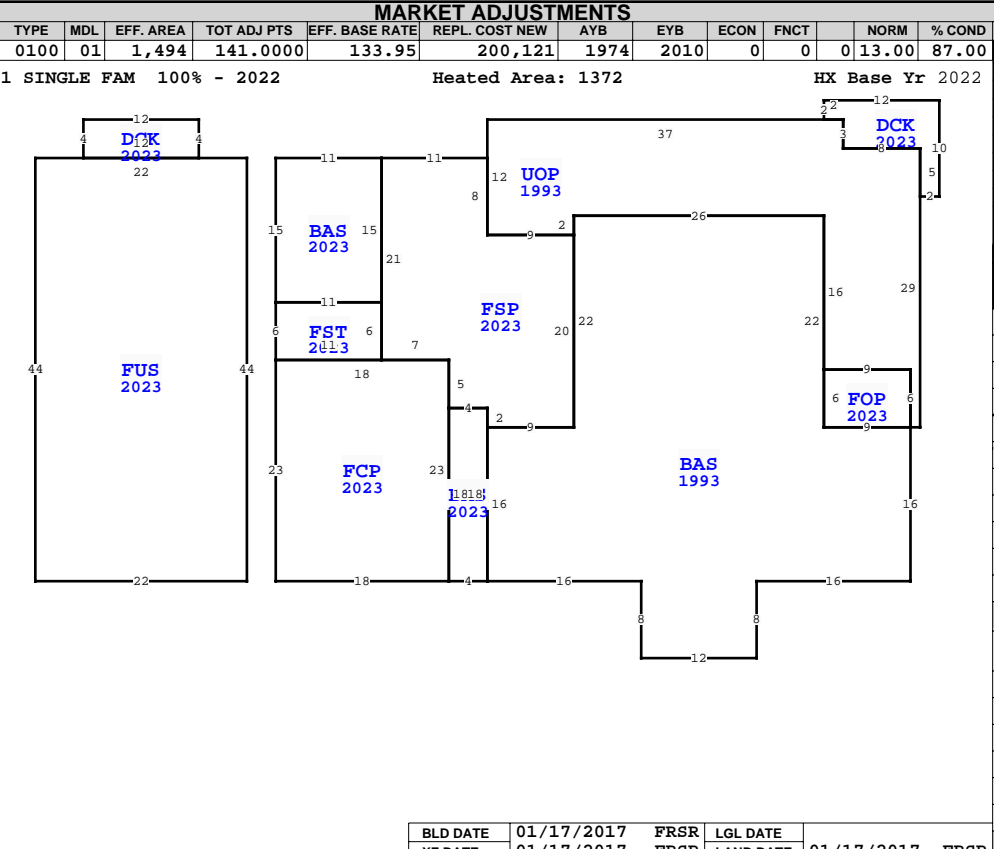


BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Foundation	03	CONCR STEM 100			
Frame	02	WOOD FRAME 100			
Exterior Wall	08	WD ON PLY 70			
Exterior Wall	21	STONE 30			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	13	GALVALUM 100			
Interior Wall	06	CUST PANEL 100			
Interior Floo	18	SLATE 100			
Heating Type	13	HEAT PUMP 100			
Air Condition	13	HEAT PUMP 100			
Bedrooms		3 100			
Bathrooms		3.5 100			
Story Height		0 100			
Stories	1.5	1.5 100			
Units		0 100			
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	1	MKT AREA	12		
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,372	100	1993	1,372	159,888
UOP	610	20	1993	122	14,218
TOTALS	1,982			1,494	174,105



WAKULLA COUNTY PROPERTY			PAGE 1 of 3	3
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			433,266	
TOTAL MARKET OB/XF VALUE			21,480	
TOTAL LAND VALUE - MARKET			65,000	
TOTAL MARKET VALUE			519,746	
SOH/AGL Deduction			112,457	
ASSESSED VALUE			407,289	
TOTAL EXEMPTION VALUE	HX HB		50,000	
BASE TAXABLE VALUE			357,289	
TOTAL JUST VALUE			519,746	
NCON VALUE			250,471	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			152,851	
FR PRMT CK PU XFOBS, NEW TRAV, CORR. ELEMENTS, DE				
ADDED SPOU SSN CARRIE N AVERY.				
5YR CK JS DEMO XFOB PU XFOB				
NEED SPOUSE SS#				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
OB23-000227	ROOF OVER-CC	0	06/05/2023	
PR22-000031	ADDITION-CC	0	04/11/2022	
17000193	REROOF OF SHED-CO	0	02/10/2017	
17000137	REROOF SFD	0	02/01/2017	
15000795	ELEC-CC	0	08/26/2015	

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1237/0309	10/27/2021	QC	U	I	11	112,500
GRANTOR: JONES CARRIE						
GRANTEE: AVERY MICHAEL						
1120/0566	8/07/2019	WD	U	I	18	250,000
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: AVERY MICHAEL & JON						

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	25	10	550.00	SF	6.00	6.00	100	1987	1987	3	20	660	
3	0375	WOOD WALK	0	100	114	6	684.00	SF	16.50	16.50	100	1987	2020	GD	20	2,257	
4	0350	BOATDOCK A	0	100	20	20	400.00	SF	26.40	26.40	100	1987	2020	GD	89	9,398	
6	0055	PORTABLE C	0	100	30	20	600.00	SF	0.00	0.00	100	1989	1989	3	20	0	
7	0700	PORT BLDG	0	100	36	12	432.00	SF	8.00	8.00	100	1989	1989	3	46	1,590	
10	0955	PRIVACY FE	0	100	0	0	220.00	LF	15.00	15.00	100	2020	2020	3	97	3,201	
13	0090	CHAINLINK	0	100	200	0	200.00	LF	12.00	12.00	100	2024	1988		20	480	
14	0371	FLOATING D	0	100	24	6	144.00	SF	20.00	20.00	100	2024	2020		89	2,563	
15	0060	DECK WOOD	0	100	0	0	242.00	SF	5.50	5.50	100	2024	2023	GD	100	1,331	
TOTAL OB/XF															21,480		

BUILDING NOTES														
BAS=[YR=1993;ORIG=-44,28] S16 E16 S8 E12 N8 E16 N16 W9 N22 W26 S22 W9 \$														
FUS=[YR=2023;SECTION=2;ORIG=-69,44] W22 N44 E22 S44 \$														
UOP=[YR=1993;ORIG=1,-1] W8 N3 W37 S12 E9 N2 E26 S16 E9 S6 E1 N29 \$														
FSP=[YR=2023;SECTION=2;ORIG=-55,0] E11 S8 E9 S20 W9 N2 W4 N5 W7 N21 \$														
FCP=[YR=2023;SECTION=2;ORIG=-48,44] W18 N23 E18 S23 \$														
BAS=[YR=2023;SECTION=2;ORIG=-66,15] E11 N15 W11 S15 \$														
BAS=[YR=2023;SECTION=2;ORIG=-44,44] W4 N18 E4 S18 \$														
FST=[YR=2023;SECTION=2;ORIG=-66,21] E11 N6 W11 S6 \$														
DCK=[YR=2023;SECTION=2;ORIG=-9,-6] E12 S10 W2 N5 W8 N3 W2 N2														

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

