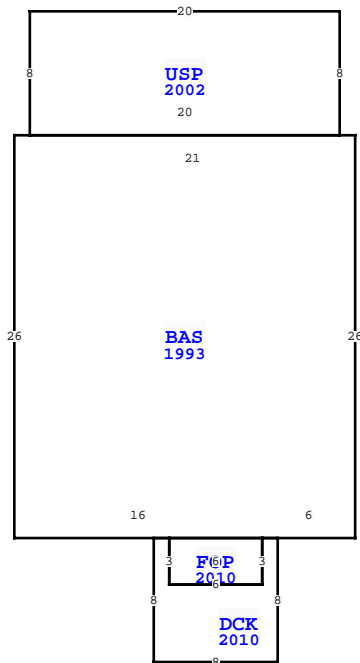




ELEMENT		CD	CONSTRUCTION		
Foundation	01	WOOD	FRAME	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	30	VINYL	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	13	GALVALUM	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	11	CLAY TILE	100		
Heating Type	02	CONVECTION	100		
Air Condition	02	WINDOW	100		
Bedrooms	1	100			
Bathrooms	1	100			
Story Height	0	100			
Stories	1.	1.100			
Units	0	100			
Quality	02	BELOW AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	5	MKT AREA	02		
NEIGHBORHOOD/LOC	53.100	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	572	100	1993	572	36,515
DCK	46	10	2010	5	319
FOP	18	30	2010	5	319
USP	160	40	2002	64	4,086
TOTALS	796			646	41,239

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%	- 2020		61,551	1977	1990	0	0	33.00	67.00
					Heated Area: 572			HX Base Yr 2020			



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			69,691
TOTAL MARKET OB/XF VALUE			973
TOTAL LAND VALUE - MARKET			40,000
TOTAL MARKET VALUE			110,664
SOH/AGL Deduction			8,140
ASSESSED VALUE			102,524
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			52,524
TOTAL JUST VALUE			110,664
NCON VALUE			29,425
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			62,326
COMBINE 00514-000 WITH 00515-000			
MM PRMT CK, CORR RCVR TO 13, CHG XFOB CODE, PU XFO			
86 MT BEASOR RD - GUEST COTTAGE			
ADD HX FOR 2020- O'HEARN			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000115	GUEST COTTAGE-CO	0	06/11/2020
2012592	REMODEL	0	09/06/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1152/0013	5/19/2020	WD Q	Q	V	01	18,000
GRANTOR: WEST FRANCES M						
GRANTEE: OHEARN PATRICK S &						
1111/0275	5/22/2019	WD Q	Q	I	01	65,000
GRANTOR: ELFNER ELINOR A						
GRANTEE: O'HEARN PATRICK S &						

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	0525	UTL BLD <1	0	100	8	12	96.00	SF	0.00	0.00	100	1993	1993	3	20	0	
3	0525	UTL BLD <1	0	100	7	7	49.00	SF	0.00	0.00	100	2024	2021	AV	93	0	
4	0375	WOOD WALK	0	100	16	4	64.00	SF	15.00	15.00	100	2024	2021	AV	93	893	
5	0060	DECK WOOD	0	100	4	4	16.00	SF	5.00	5.00	100	2024	2023	AV	100	80	
TOTAL OB/XF															973		

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W21 USP=[YR=2002] E20 N8 W20 S8\$ W1 S26 E16 FOP=[YR=2010] W6 S3 E6 N3\$ DCK=[YR=2010] S3 W6 N3 W1 S8 E8 N8 W1\$ E6 N26\$.									

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	20,000.00	20,000.00	20,000							
2	000000	C	VAC RES	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							

