

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
01	WOOD FRAME 100				
02	WOOD FRAME 100				
06	BD/BATTEN 100				
03	GABLE/HIP 100				
13	GALVALUM 100				
05	DRYWALL 80				
06	CUST PANEL 20				
09	PINE WOOD 50				
15	HARDTILE 50				
04	AIR DUCTED 100				
03	CENTRAL 100				
	Bedrooms	3	100		
	Bathrooms	2	100		
	Story Height	0	100		
1.	1. 100				
	Units	0	100		
03	AVERAGE				
5000	IMPRVD AG RES				
5	MKT AREA		02		
53.00	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	752	100	1973	752	76,010
BAS	982	100	2006	982	99,258
BAS	105	100	2011	105	10,613
DCK	510	10	2011	51	5,155
FEP	128	80	2006	102	10,310
FOP	50	30	2006	15	1,516
FOP	60	30	2006	18	1,819
FSP	162	55	2006	89	8,996
FSP	416	55	2011	229	23,147
TOTALS	3,165			2,343	236,823

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,343	120.9000	114.86	269,117	1973	2011	0	0	12.00	88.00
1 SINGLE FAM 100% - 2022 Heated Area: 1941 HX Base Yr 2022											

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	236,823		
TOTAL MARKET OB/XF VALUE	4,906		
TOTAL LAND VALUE - MARKET	164,100		
TOTAL MARKET VALUE	371,204		
SOH/AGL Deduction	53,970		
ASSESSED VALUE	317,234		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	267,234		
TOTAL JUST VALUE	405,829		
INCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	307,947		
2021 VALUES PORT TO LEON - MARTIN			
2022 AG APP RECVD APPRVD			
CORRECT AC PER DEED AND MAPPING			
2021 AG REMOVED			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
021057	N/A	0	06/07/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1241/0027	12/02/2021	WD	Q	I	01	440,000
GRANTOR: MARTIN REBECCA						
GRANTEE: HOUCK DEWEY II & JO						
1185/0615	12/28/2020	TR	U	I	11	100
GRANTOR: MARTIN NELSON & MARTI						
GRANTEE: MARTIN REBECCA						

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	24	20			6.00	100	1980	1980	3	20	576	
2	0940	OPEN SHED	0	100	0	0	SF	4.00	4.00	100	1980	1980	3	20	1,440	
3	0620	WOOD UTL B	0	100	8	6			6.00	100	1980	1980	3	20	58	
4	0940	OPEN SHED	0	100	30	32	SF	4.00	4.00	100	2002	2002	3	20	768	
5	0770	PUMP HOUSE	0	100	4	4	SF	5.00	5.00	100	2003	2003	3	0	0	
6	0935	OPEN SHED	0	100	40	20	SF	6.00	6.00	100	2010	2010	3	43	2,064	
TOTALS															4,906	

LAND DESCRIPTION																								
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			0.00	0.00	8.44	AC		1.00	1.00	1.00	15,000.00	15,000.00	126,600							
2	006600	A	ORCH GROV	0			0.00	0.00	5.00	AC		1.00	1.00	1.00	575.00	575.00	2,875							