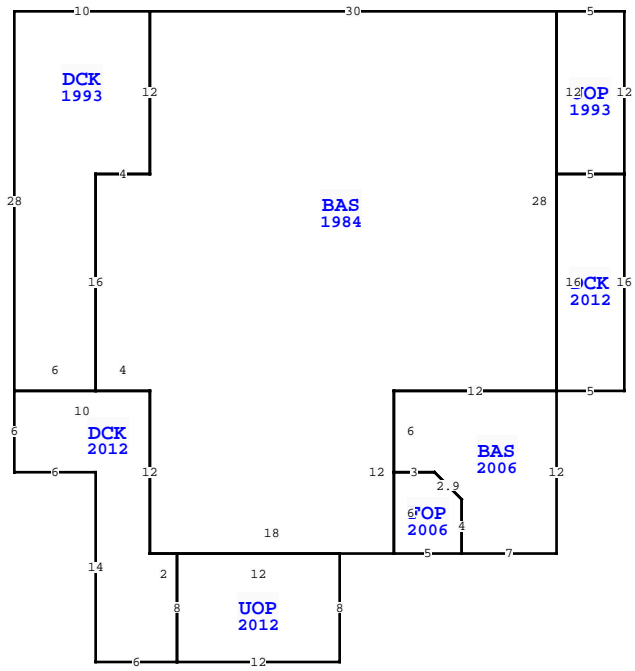




ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
01	WOOD FRAME 100				
02	WOOD FRAME 100				
04	SINGLE SID 50				
12	CEDAR/CYPR 50				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 80				
06	CUST PANEL 20				
11	CLAY TILE 100				
13	HEAT PUMP 100				
13	HEAT PUMP 100				
	Bedrooms 2 100				
	Bathrooms 2 100				
	Story Height 0 100				
1.	1. 100				
	Units 0 100				
13	GOOD 100				
03	AVERAGE				
0100	SINGLE FAMILY				
5	MKT AREA	02			
000	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100	1984	1,120	123,589
BAS	116	100	2006	116	12,800
DCK	216	10	1993	22	2,428
DCK	80	10	2012	8	883
DCK	132	10	2012	13	1,435
FOP	28	30	2006	8	883
UOP	60	20	1993	12	1,324
UOP	96	20	2012	19	2,097
TOTALS	1,848			1,318	145,437

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,318	143.6350	136.45	179,841	1984	2006	0	0	19.13	80.87
1 SINGLE FAM 100% - 2024 Heated Area: 1236 HX Base Yr 2023											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		145,437	
TOTAL MARKET OB/XF VALUE		2,845	
TOTAL LAND VALUE - MARKET		95,000	
TOTAL MARKET VALUE		243,282	
SOH/AGL Deduction		0	
ASSESSED VALUE		243,282	
TOTAL EXEMPTION VALUE		WX HX HB 55,000	
BASE TAXABLE VALUE		188,282	
TOTAL JUST VALUE		243,282	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		245,077	
DC OR 1339 P 117 WILLIAM DEAN			
INCR EYB 1984-1988 RE-ROOF CC 6-2022			
DC MARCIA GAY GOSSMAN OR 1142 P 364			
5 YR PRCL CH, N/C			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24-000802	GENERATOR		08/27/2024
22000599	RE-ROOF-CC	0	06/16/2022
21000232	MECH	0	06/23/2021
17000473	ELECTRIC	0	04/06/2017
2013247	RE-ROOF	0	04/24/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1262/0673	4/22/2022	WD	Q	I	01	325,000
GRANTOR: RUSSELL PHILLIP						
GRANTEE: DEAN WILLIAM GORDON						
1202/0498	4/12/2021	WD	Q	I	01	218,000
GRANTOR: BISHOP RICHARD PER RE						
GRANTEE: RUSSELL PHILLIP						

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	12	16	192.00	SF	6.00	6.00	100	1985	1985	3	20	230	
2	0940	OPEN SHED	0 100	20	12	240.00	SF	4.00	4.00	100	1985	1985	3	20	192	
3	0375	WOOD WALK	0 100	3	100	300.00	SF	15.00	15.00	100	1988	1988	3	20	900	
4	0211	CONCRETE W	0 100	120	3	360.00	SF	6.00	6.00	100	1988	1988	3	20	432	
5	0210	CONCRETE D	0 100	20	20	400.00	SF	6.00	6.00	100	1988	1988	3	20	480	
6	0630	METAL UTL	0 100	8	8	64.00	SF	8.00	8.00	100	1992	1992	3	20	102	
7	0370	BOATDOCK P	0 100	32	6	192.00	SF	12.00	12.00	100	1988	1988	3	20	461	
8	0940	OPEN SHED	0 100	10	6	60.00	SF	4.00	4.00	100	1995	1995	3	20	48	

TOTAL OB/XF											
2,845											

BUILDING NOTES											
UOP=[YR=1993] W5 S12 E5 DCK=[YR=2012] W5 S16 BAS=[YR=2006] W12 S6 E3 R2 D2 S4 FOP=[YR=2006] N4 U2 L2 W3 S6 E5 \$ E7 N12\$ BAS=[YR=1984] N28 W30 DCK=[YR=1993] W10 S28 DCK=[YR=2012] S6 E6 S14 E6 N8 UOP=[YR=2012] S8 E12 N8 W12\$ W2 N12 W10\$ E6 N16 E4 N12 \$ S12 W4 S16 E4 S12 E18 N12 E12\$ E5 N16\$ N12\$.											

LAND DESCRIPTION																								
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	UT		1.00	1.00	1.00	95,000.00	95,000.00	95,000							