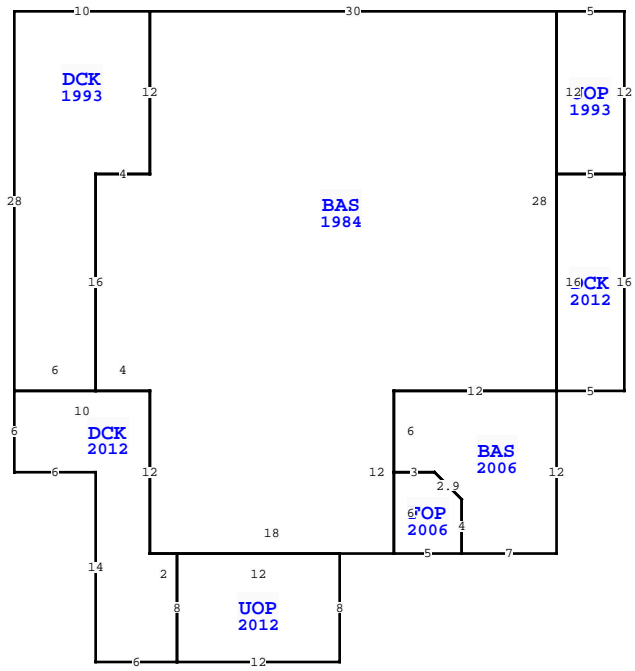




BUILDING CHARACTERISTICS	
ELEMENT	CD
Foundation	01 WOOD FRAME 100
Frame	02 WOOD FRAME 100
Exterior Wall	04 SINGLE SID 50
Exterior Wall	12 CEDAR/CYPR 50
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 80
Interior Wall	06 CUST PANEL 20
Interior Floo	11 CLAY TILE 100
Heating Type	13 HEAT PUMP 100
Air Condition	13 HEAT PUMP 100
Bedrooms	2 100
Bathrooms	2 100
Story Height	0 100
Stories	1. 1. 100
Units	0 100
Condition Adj	13 GOOD 100
Quality	03 AVERAGE
DOR CODE	0100 SINGLE FAMILY
MAP NUM	5 MKT AREA 02
NEIGHBORHOOD/LOC	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			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	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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							