



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
19	COMMON BRK 80				
05	HARDIE BRD 20				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
12	HARDWOOD 50				
14	CARPET 50				
13	HEAT PUMP 100				
13	HEAT PUMP 100				
	3 100				
	2 100				
	0 100				
1.	1. 100				
	0 100				
07	GOOD				
0100	SINGLE FAMILY				
1	MKT AREA		11		
246.00	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,722	100	2007	2,722	282,517
FCP	572	25	2007	143	14,842
FOP	80	30	2007	24	2,491
FOP	330	30	2007	99	10,275
UST	396	45	2007	178	18,475
TOTALS	4,100			3,166	328,600

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% - 2024																									
Heated Area: 2722 HX Base Yr 2024																											
<table border="1"> <tr> <td>BLD DATE</td> <td>04/04/2018</td> <td>RTTP</td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td>04/04/2018</td> <td>RTTP</td> <td>LAND DATE</td> <td>04/04/2018</td> </tr> <tr> <td>INC DATE</td> <td></td> <td></td> <td>AG DATE</td> <td></td> </tr> </table>													BLD DATE	04/04/2018	RTTP	LGL DATE		XF DATE	04/04/2018	RTTP	LAND DATE	04/04/2018	INC DATE			AG DATE	
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INC DATE			AG DATE																								

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			328,600
TOTAL MARKET OB/XF VALUE			6,202
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			409,802
SOH/AGL Deduction			0
ASSESSED VALUE			409,802
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			359,802
TOTAL JUST VALUE			409,802
NCON VALUE			1,102
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			412,831
2024 AG APP RECVD DENIED			
URBANIAC - PORT TO CITRUS COUNTY			
FR 5YR CK PU XFOBS, CHG EXW CODE 9/15/2023			
CHG BDRM TO 3 PER JOSH BROWN SELLING			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB24-000647	RE-ROOF/SHINLGES		09/19/2024
20000358	MECHANICAL	0	08/06/2020
20061560	BARN, GARAGE, UTL-C	0	09/26/2006
20051984	SFD - CO	0	12/09/2005
2005559	ELECTRIC TO WELL	0	04/22/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1309/0643	4/20/2023	WD Q	Q	I	01	575,000
GRANTOR: URBANIAC MICHAEL						
GRANTEE: PATTERSON MARGUERIT						
0515/0315	12/02/2003	WD Q	Q	V		54,000
GRANTOR: KIRTON						
GRANTEE: URBANIAC MICHAEL A						

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	0210	CONCRETE D	0	100	5	26			130.00	SF	6.00	2007	2007	3	67	523
2	0211	CONCRETE W	0	100	5	6			30.00	SF	6.00	2007	2007	3	67	121
3	0055	PORTABLE C	0	100	20	20			400.00	SF	0.00	2008	2008	3	34	0
4	0125	MTL/VYL AC	0	100	0	0			350.00	LF	19.00	2008	2008	3	67	4,456
5	0211	CONCRETE W	0	100	36	4			144.00	SF	6.00	2024	2007	AV	67	579
6	0210	CONCRETE D	0	100	5	26			130.00	SF	6.00	2024	2007	AV	67	523
TOTAL OB/XF													6,202			

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS=[YR=2007] W15 S2 W33 FOP=[YR=2007] W8 S10 E8 N10\$ S10 W20 S41 E20 N2 FOP=[YR=2007] N10 E33 S10 W33\$ N10 E48 N7 FCP=[YR=2007] E26 N22 W26 S22\$ N34\$ PTR= E35 UST=[YR=2007] S18 E22 N18 W22\$ W35\$.												

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	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							