

ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
02	CONCR SLAB 100		
02	WOOD FRAME 100		
05	HARDIE BRD 50		
17	CB STUCCO 50		
01	FLAT 100		
12	MODULAR MT 100		
05	DRYWALL 100		
11	CLAY TILE 50		
14	CARPET 50		
04	AIR DUCTED 100		
03	CENTRAL 100		
	Bedrooms	2	100
	Bathrooms	3	100
	Story Height	0	100
2.	Stories	2.	100
	Units	0	100
03	AVERAGE		
0401	TOWNHOUSE		
1	MAP NUM	07	
263.00	NEIGHBORHOOD/LOC	1.00/	
	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	760	100	2004
FGR	440	50	2004
FOP	108	30	2004
FUS	760	100	2004
TOTALS	2,068		1,772
			141,235

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	TWNHSE	0%	- 0									Heated Area: 1520 HX Base Yr	

20

22

FGR
2004

22

20

38

BAS
2004

38

20

38

FUS
2004

38

19

18

FOP
2004

18

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		141,235	
TOTAL MARKET OB/XF VALUE		436	
TOTAL LAND VALUE - MARKET		30,000	
TOTAL MARKET VALUE		171,671	
SOH/AGL Deduction		51,534	
ASSESSED VALUE		120,137	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		120,137	
TOTAL JUST VALUE		171,671	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		175,632	
5 YEAR PRCL CH, N/C			
COA PER WAK TCO			
CORRECT MAILING ADD ON PRCL SCREEN			
COA PER USPS			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
32127	TWNHME	0	07/22/2004
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD
1007/0324	7/28/2016	WD Q	I 01
GRANTOR: HOOD CHARLES GEORGE J		SALE PRICE	
GRANTEE: RUDD HOLDINGS, LLC		119,700	
0576/0315	1/25/2005	WD Q	I
GRANTOR: 3-M CONSTRUCTION		165,000	
GRANTEE: HOOD			

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
1	0211	CONCRETE W	0	0	0	80.00	SF	6.00	6.00	100	2000	2000	3	20
2	0210	CONCRETE D	0	0	14	210.00	SF	6.00	6.00	100	2006	2006	3	27
TOTAL OB/XF 436														

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
1	000810	C	TOWNHOUSE1	0			0.00	0.00	1.00	LT		1.00	1.00	1.00

BUILDING NOTES													
BUILDING DIMENSIONS													
FGR=[YR=2004] W20 S22 E20 BAS=[YR=2004] W20 S38 E1													
FOP=[YR=2004] S6 E18 N6 W18\$ E19 N38\$ PTR=E10 FUS=[YR=2004] S38 E20 N38 W20\$ W10\$ N22\$.													