

ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	16	WD FR	STUC	60	
Exterior Wall	30	VINYL		40	
Roof Structure	03	GABLE/HIP		100	
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL		100	
Interior Floor	11	CLAY TILE		60	
Interior Floor	14	CARPET		40	
Heating Type	04	AIR DUCTED		100	
Air Condition	03	CENTRAL		100	
Bedrooms				3	100
Bathrooms				2.5	100
Story Height				0	100
Stories	2.			2.	100
Units				0	100
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	5	MKT AREA		02	
NEIGHBORHOOD/LOC	1005.00			1.00/	

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%	- 2019		Heated Area: 2997					HX Base Yr 2019	

WAKULLA COUNTY PROPERTY				PAGE 1 of 2	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE				259,542		
TOTAL MARKET OB/XF VALUE				7,256		
TOTAL LAND VALUE - MARKET				51,250		
TOTAL MARKET VALUE				318,048		
SOH/AGL Deduction				88,976		
ASSESSED VALUE				229,072		
TOTAL EXEMPTION VALUE				HX HB 50,000		
BASE TAXABLE VALUE				179,072		
TOTAL JUST VALUE				318,048		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				308,329		
2021 AG REMOVED						
12, DEL XFOB LN 13, CORR TRAV						
5 YR PRCL CH, CHG DIM XFOB LN 6, PU XFOB LN						
SOH PORTED W/W FROM 05065 A20/2019/GRAVES						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
201459	MECH	0	01/24/2014			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1075/0555	5/18/2018	WD	Q	I	01	279,000
GRANTOR: COTTON CHARLES F & HE						
GRANTEE: GRAVES WILLIMA R 8						
0931/0774	1/21/2014	WD	Q	I	01	195,500
GRANTOR: WARWICK JEFFERY ADAM						
GRANTEE: COTTON CHARLES F &						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=1988] W3 U5 L3 W6 L3 D5 W27 FSP=[YR=2018] E27 R3 U5 W14 N7 W24 S12 E8\$ S28 E42 FOP=[YR=1988] W42 S6 E36 S14 E6 N20\$ BAS=[YR=2002] S20 E25 N24 W25 S4\$ N28\$ PTR=E35 FUS=[YR=1988] S28 E42 FSP=[YR=1988] W42 S6 E42 N6\$ N28 W42 \$ W35\$.						

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,221	100	1988	1,221	92,391
BAS	600	100	2002	600	45,401
FOP	336	30	1988	101	7,643
FSP	252	55	1988	139	10,518
FSP	351	55	2018	193	14,604
FUS	1,176	100	1988	1,176	88,986
TOTALS	3,936			3,430	259,542

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	38	24			912.00	SF	6.00	6.00	100	1988	1988	3	20	1,094	
2	0150	FIRE PLACE	0	100	0	0			1.00	UT	2,500.00	2,500.00	100	1988	1988	3	45	1,125	
3	0770	PUMP HOUSE	0	100	6	8			48.00	SF	5.00	5.00	100	1990	1990	3	0	0	
4	0250	ASPHALT AV	0	100	24	51			1,224.00	SF	2.00	2.00	100	2002	2002	3	20	490	
5	0250	ASPHALT AV	0	100	200	9			1,800.00	SF	2.00	2.00	100	2002	2002	3	20	720	
6	0375	WOOD WALK	0	100	98	4			392.00	SF	15.00	15.00	100	1988	1988	3	20	1,176	
7	0620	WOOD UTL B	0	100	13	8			104.00	SF	6.00	6.00	100	2006	2006	3	27	168	
8	0620	WOOD UTL B	0	100	22	15			330.00	SF	6.00	6.00	100	2006	2006	3	27	535	
9	0940	OPEN SHED	0	100	22	29			638.00	SF	4.00	4.00	100	2002	2002	3	20	510	
10	0060	DECK WOOD	0	100	0	0			284.00	SF	5.00	5.00	100	2013	2013	3	75	1,065	
TOTAL OB/XF															6,883				

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				0.00	0.00	5.00	AC		1.00	1.00	1.00	10,250.00	10,250.00	51,250							

REVIEW DATE																																							
05/10/2019					BY MMAK					Total Acres: 5.00					Total Land Value: 51,250					Market: 0					Agricultural: 0					Common: 51,250					PRINTED 04/01/2026 BY SYS				

