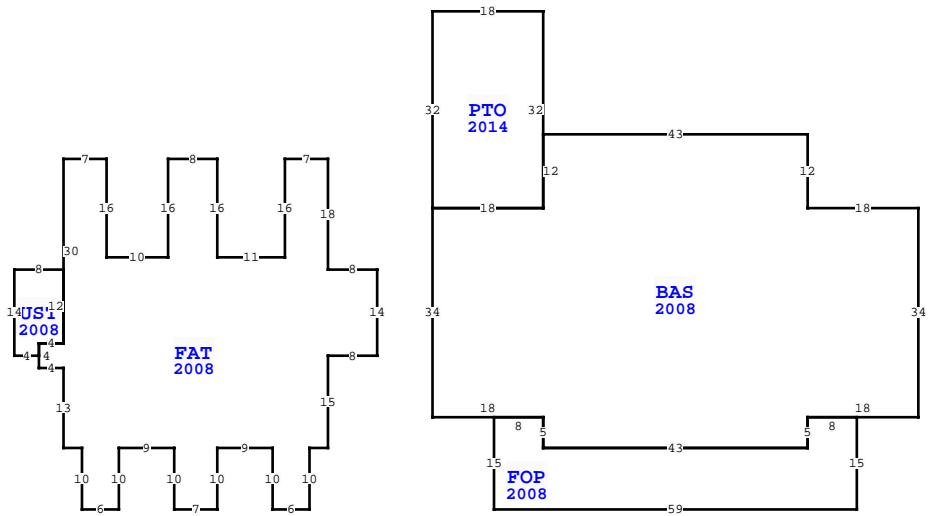




ELEMENT		CD	CONSTRUCTION
Foundation	02	CONCR	SLAB 100
Frame	05	WOOD	FRAME 100
Exterior Wall	05	HARDIE	BRD 90
Exterior Wall	19	COMMON	BRK 10
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP	SHNGL 100
Interior Wall	05	DRYWALL	80
Interior Wall	06	CUST	PANEL 20
Interior Floo	12	HARDWOOD	70
Interior Floo	11	CLAY TILE	30
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	5000	IMPRVD	AG RES
MAP NUM	5	MKT AREA	08
NEIGHBORHOOD/LOC	000		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%	- 2006								
Heated Area: 3417						HX Base Yr 2006					



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,417	100	2008	3,417	326,141
FAT	2,003	20	2008	401	38,274
FOP	670	30	2008	201	19,185
PTO	576	5	2014	29	2,768
UST	104	45	2008	47	4,486
TOTALS	6,770			4,095	390,854

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	0211	CONCRETE W	0	100	0	0	1,115.00	SF	6.00	6.00	100	2006	2006	3	27	1,806	
2	0220	POOL VINYL	0	100	0	0	817.00	SF	60.00	60.00	100	2006	2006	3	40	19,608	
3	0140	FIRE PLACE	0	100	0	0	1.00	UT	1,900.00	1,900.00	100	2008	2008	3	70	1,330	
6	0030	BARN, POLE	0	100	52	46	2,392.00	SF	9.00	9.00	100	2024	2008	AV	34	7,320	
7	0030	BARN, POLE	0	100	36	28	1,008.00	SF	9.00	9.00	100	2024	2022	AV	97	8,800	

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		390,854	
TOTAL MARKET OB/XF VALUE		38,864	
TOTAL LAND VALUE - MARKET		221,500	
TOTAL MARKET VALUE		460,743	
SOH/AGL Deduction		136,732	
ASSESSED VALUE		324,011	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		274,011	
TOTAL JUST VALUE		651,218	
NCON VALUE		16,120	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		428,533	
MM 5YR CK, CORR QUAL TO GOOD, PU XFOBS 8/4/2023			
2022 AG RENEWAL RECD			
2021 AG RENEWAL REC'D			
CODE XFOB LN 1, DEM XFOB LN 4			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2008248	SFD-CO	0	03/18/2008
20061626	POOL	0	10/06/2006
20051448	A/C	0	09/15/2005
2005696	DWMH	0	05/19/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1373/0549	7/17/2024	WD	U	I	11	100
GRANTOR: LEWIS CHRIS D						
GRANTEE: LEWIS CHRIS D						
0475/0285	2/18/2003	WD	U	V		100
GRANTOR: CITY OF TALLAHASSEE						
GRANTEE: LEWIS CHRIS D & PRI						

BUILDING NOTES											
BAS=[YR=2008] W18 N12 W43 S12 W18 S34 E18 S5 E43 N5 FOP=[YR=2008] S5 W43 N5 W8 S15 PTR=W30 FAT=[YR=2008] N10 E3 N15 E8 N14 W8 N18 W7 S16 W11 N16 W8 S16 W10 N16 W7 S30 UST=[YR=2008] N12 W8 S14 E4 N2 E4\$ W4 S4 E4 S13 E3 S10 E6 N10 E9 S10 E7 N10 E9 S10 E6\$ E30\$ E59 N15 W8\$ E18 N34\$ PTR=N32 W61 PTO=[YR=2014] W18 S32 E18 N32\$ E61 S32\$.											

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000110	C	SFR RURAL	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	15,000							
2	005970	A	TIMBER MIX 1	0			0.00	0.00	27.00	AC		1.00	1.00	1.00	325.00	325.00	8,775							
3	005400	A	TIMBER 1 PLA	0			0.00	0.00	18.00	AC		1.00	1.00	1.00	325.00	325.00	5,850							
4	005996	A	AG WETLAND	0			0.00	0.00	14.00	AC		1.00	1.00	1.00	100.00	100.00	1,400							