



ELEMENT		CD	CONSTRUCTION		
Foundation	02	CONCR	SLAB	100	
Frame	03	MASONRY		100	
Exterior Wall	15	CONC	BLOCK	50	
Exterior Wall	20	FACE	BRICK	50	
Roof Structur	01	FLAT		100	
Roof Cover	04	BUILT-UP		100	
Interior Wall	01	MINIMUM		100	
Interior Floo	03	CONC	FINSH	100	
Ceiling	01	FIN.	SUSPD	100	
Heating Type	01	NONE		100	
Air Condition	01	NONE		100	
Plumbing				2 100	
Story Height				0 100	
RMS				1 100	
Units				0 100	
Quality	02	BELOW AVERAGE			
DOR CODE	1002COMM W/XFOB				
MAP NUM	4	MKT AREA		08	
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	1993	672	0
CAN	960	30	1993	288	0
UGR	480	40	1993	192	0
TOTALS	2,112			1,152	0

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SALVAGE	0% - 0										Heated Area: 672 HX Base Yr	

Diagram showing three areas: BAS 1993 (28x24), UGR 1993 (20x24), and CAN 1993 (48x20). Total dimensions are 48x48.

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VALUATION SUMMARY						
VALUATION BY		STANDARD				
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE				0		
TOTAL MARKET OB/XF VALUE				12,469		
TOTAL LAND VALUE - MARKET				33,880		
TOTAL MARKET VALUE				46,349		
SOH/AGL Deduction				0		
ASSESSED VALUE				46,349		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				46,349		
TOTAL JUST VALUE				46,349		
NCON VALUE				7,183		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				56,241		
FR 5YR CK, DEMO/PU XFOB, CHG LAND CODE, CHG PUSE 6						
FR LEFT DOOR HANGER						
COA REQUEST BY LANCE PIGOTT						
5 YR PRCL CK, PU XFOB LN 6, 7.						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
OBN23-00045	Electric		10/11/2023			
B23-000778	DEMO BLDG	0	06/16/2023			
21000042	MH	0	06/23/2021			
023458	SEWER TAP	0	04/07/1998			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0925/0421	10/30/2013	WD	U	I	11	100
GRANTOR: PIGOTT FREEMAN						
GRANTEE: PIGOTT FREEMAN LANC						
0168/0810	8/01/1990	WD	U	V		100
GRANTOR:						
GRANTEE:						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=1993] W28 S24 CAN=[YR=1993] S20 E48 N20W48\$ E28						
UGR=[YR=1993] E20 N24 W20S24\$ N24\$.						

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	0100	6" CHAINLI	0	0	0	275.00	LF	19.00	19.00	100	2002	2002	3	20	1,045	
3	0940	OPEN SHED	0	0	22	264.00	SF	4.00	4.00	100	2000	2000	3	20	211	
4	0625	PORT WD UT	0	0	28	392.00	SF	6.00	6.00	100	2004	2004	3	23	541	
5	0100	6" CHAINLI	0	0	0	264.00	LF	19.00	19.00	100	2012	2012	3	52	2,608	
6	0625	PORT WD UT	0	0	10	80.00	SF	6.00	6.00	100	2016	2016	3	72	346	
7	0625	PORT WD UT	0	0	22	264.00	SF	6.00	6.00	100	2000	2000	3	20	317	
11	0055	PORTABLE C	0	0	18	900.00	SF	0.00	0.00	100	2024	2003	AV	21	0	
12	0055	PORTABLE C	0	0	18	720.00	SF	0.00	0.00	100	2024	2003	AV	21	0	
13	0055	PORTABLE C	0	0	18	360.00	SF	0.00	0.00	100	2024	2003	AV	21	0	
14	0635	PORT MTL U	0	0	8	80.00	SF	0.00	0.00	100	2024	2003	AV	21	0	
TOTALS														5,068		

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	001000	C	VAC COMMERCI	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,000							
2	001000	C	VAC COMMERCI	0			0.00	0.00	7.96	AC		1.00	1.00	1.00	3,000.00	3,000.00	23,880							

