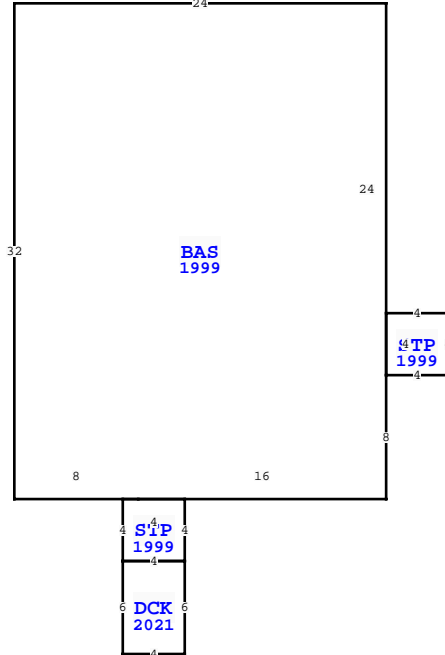




ELEMENT	CD	CONSTRUCTION			
Foundation	02	CONCR SLAB 100			
Frame	02	WOOD FRAME 100			
Exterior Wall	30	VINYL 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	08	SHT VINYL 50			
Interior Floo	14	CARPET 50			
Heating Type	03	FORCED AIR 100			
Air Condition	03	CENTRAL 100			
Bedrooms		2 100			
Bathrooms		1 100			
Story Height		0 100			
Stories	1.	1. 100			
Units		0 100			
Quality	08	FAIR			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	4	MKT AREA 12			
NEIGHBORHOOD/LOC	101.00	1.45/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	768	100	1999	768	88,432
DCK	24	10	2021	2	230
STP	16	10	1999	2	230
STP	16	10	1999	2	230
TOTALS	824			774	89,123

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: 768		HX Base Yr 2024					



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			89,123
TOTAL MARKET OB/XF VALUE			881
TOTAL LAND VALUE - MARKET			5,000
TOTAL MARKET VALUE			95,004
SOH/AGL Deduction			0
ASSESSED VALUE			95,004
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			45,004
TOTAL JUST VALUE			95,004
NCON VALUE			1,226
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			60,032
INCR EYB 2005-2009 RE-ROOF OB22-745 CC 1/3/2023			
FR 5YR CK 5/31/23; PU NEW TRAV & XFOBS			
DC PENNY LANE MCKINNEY OR 1127 P 892			
5 YR PRCL CK, N/C			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB22-000745	RE-ROOF-CC	0	12/27/2022
024190	SFD	0	10/20/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1305/0523	3/20/2023	WD Q	Q	I	01	91,400
GRANTOR: ROBINSON BROWN INVEST						
GRANTEE: PETERSON KAITLYN &						
1195/0846	12/15/2022	WD Q	Q	I	05	250,000
GRANTOR: PAYNE MARK TRUSTEE OF						
GRANTEE: ROBINSON BROWN INVE						

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	0955	PRIVACY FE	0 100	0	0	64.00	LF	15.00	15.00	100	2024	2009	AV	55	528	
2	0625	PORT WD UT	0 100	10	12	120.00	SF	0.00	0.00	100	2024	2020	AV	89	0	
3	0955	PRIVACY FE	0 100	0	0	24.00	LF	15.00	15.00	100	2024	2021	AV	98	353	

BLD DATE		01/25/2018	RTJT	LGL DATE	
XF DATE		LAND DATE	01/25/2018	AG DATE	
INC DATE					

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS=[YR=1999;ORIG=0,0] W24 S32 E8 E16 N8 N24 \$												
STP=[YR=1999;ORIG=0,20] E4 S4 W4 N4 \$												
DCK=[YR=1999;ORIG=-17,32] E4 S4 W4 N4 \$												
DCK=[YR=2021;ORIG=-17,36] E4 S6 W4 N6 \$												

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	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			90.00	150.00	1.00	LT		1.00	1.00	1.00	5,000.00	5,000.00	5,000								