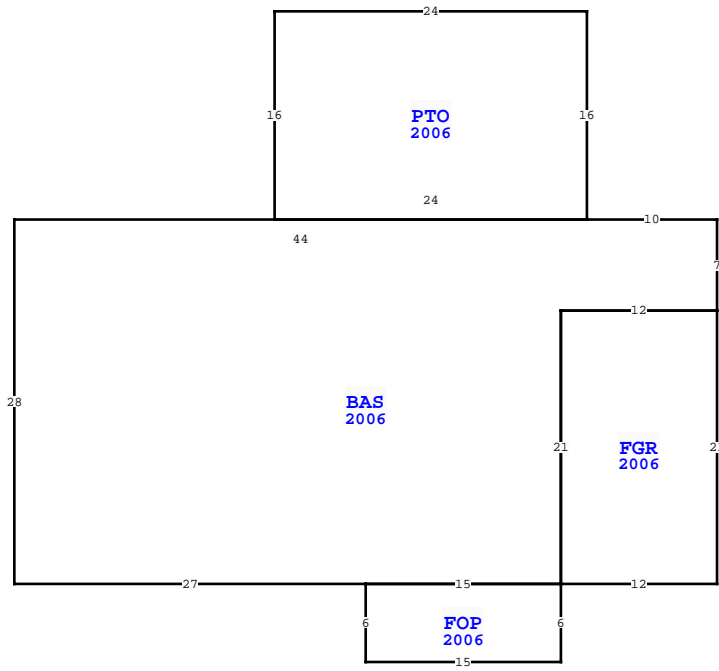




ELEMENT		CHARACTERISTICS	
ELEMENT	CD	CONSTRUCTION	
Foundation	01	WOOD FRAME 100	
Frame	02	WOOD FRAME 100	
Exterior Wall	05	HARDIE BRD 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	11	CLAY TILE 50	
Interior Floo	14	CARPET 50	
Heating Type	04	AIR DUCTED 100	
Air Condition	03	CENTRAL 100	
Bedrooms		3 100	
Bathrooms		2 100	
Story Height		0 100	
Stories	1.	1. 100	
Units		0 100	
Quality	08	FAIR	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM	4	MKT AREA	10
NEIGHBORHOOD/LOC	9.00	1.25/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,260	100	2006
FGR	252	50	2006
FOP	90	30	2006
PTO	384	5	2006
TOTALS	1,986		

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% - 2021										Heated Area: 1260 HX Base Yr 2021	



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	159,421		
TOTAL MARKET OB/XF VALUE	3,103		
TOTAL LAND VALUE - MARKET	16,000		
TOTAL MARKET VALUE	178,524		
SOH/AGL Deduction	44,021		
ASSESSED VALUE	134,503		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	84,503		
TOTAL JUST VALUE	178,524		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	165,587		
5 YR PRCL CK, N/C			
REMOVED PD RENOVATED AND SOLD			
ADD HX FOR 2021-BROOKS & MILLER			
COA PER WAK TCO			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000914	REROOF-CO	0	06/11/2019
2006883	SFD/ CO	0	05/23/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1180/0540	11/11/2020	WD	Q	I	01	156,000
GRANTOR: HINCKLEY JENNIFER L						
GRANTEE: BROOKS JENNA & MILL						
0673/0862	9/06/2006	WD	Q	I		147,000
GRANTOR: SOUTHERN HOMES PROPER						
GRANTEE: HINCKLEY JENNIFER L						

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	31	10			6.00	100	2006	2006	3	27	502	
2	0211	CONCRETE W	0	100	18	3			6.00	100	2006	2006	3	27	87	
3	0213	CONCRETE P	0	100	20	10			6.00	100	2006	2006	3	100	1,200	
4	0955	PRIVACY FE	0	100	0	0			15.00	100	2006	2006	3	30	1,314	

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	000100	C	SFR	100			100.00	100.00	2.00	LT		1.00	1.00	1.00	8,000.00	8,000.00	16,000							