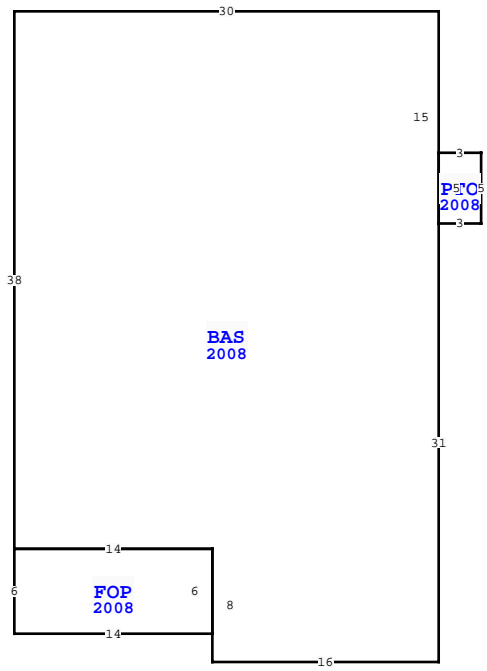


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
10	LAMINATED 70				
11	CLAY TILE 30				
04	AIR DUCTED 100				
03	CENTRAL 100				
	3 100				
	2 100				
	0 100				
1.	1. 100				
	0 100				
03	AVERAGE				
0100	SINGLE FAMILY				
4	MKT AREA	10			
9.00	1.25/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,268	100	2008	1,268	160,013
FOP	84	30	2008	25	3,155
PTO	15	5	2008	1	126
TOTALS	1,367			1,294	163,294

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,294	119.4000	141.79	183,476	2008	2012	0	0	11.00	89.00	
1 SINGLE FAM 100% - 2022 Heated Area: 1268 HX Base Yr 2022												



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		163,294	
TOTAL MARKET OB/XF VALUE		1,958	
TOTAL LAND VALUE - MARKET		8,000	
TOTAL MARKET VALUE		173,252	
SOH/AGL Deduction		52,967	
ASSESSED VALUE		120,285	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		70,285	
TOTAL JUST VALUE		173,252	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		157,511	
2022 PORT FROM BREVARD - WINTERS- ADD HX			
5 YR PRCL CK, N/C PU NEW TRAV, PU FNDN			
TO FWD			
2015 TRIM RTN BYPO, NO MAIL RECEPTACLE UNABL			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
1900367	REROOF-CO	0	07/16/2019
200787	SFD-CO	0	01/23/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1229/0386	9/15/2021	WD Q	Q	I	01	165,000
GRANTOR: RIVERS CALEB THOMAS &						
GRANTEE: WINTERS JOANN						
1046/0328	8/31/2017	WD Q	Q	I	01	89,900
GRANTOR: WILLIAMS CLINTON						
GRANTEE: RIVERS CALEB THOMAS						

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	21	22	462.00	SF	6.00	6.00	100	2008	2008	3	34	942	
2	0211	CONCRETE W	0 100	5	4	20.00	SF	6.00	6.00	100	2008	2008	3	34	41	
3	0955	PRIVACY FE	0 100	0	0	130.00	LF	15.00	15.00	100	2008	2008	3	50	975	

BUILDING NOTES			
BLD DATE 09/03/2019 RTLW LGL DATE 03/07/2009 JBC			
XF DATE 09/03/2019 RTLW LAND DATE			
INC DATE AG DATE			

BUILDING DIMENSIONS			
BAS=[YR=2008] W30 S38 FOP=[YR=2008] S6 E14 N6 W14\$ E14 S8 E16 N31 PTO=[YR=2008] E3 N5 W3 S5\$ N15\$.			

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			50.00	100.00	1.00	LT		1.00	1.00	1.00	8,000.00	8,000.00	8,000								