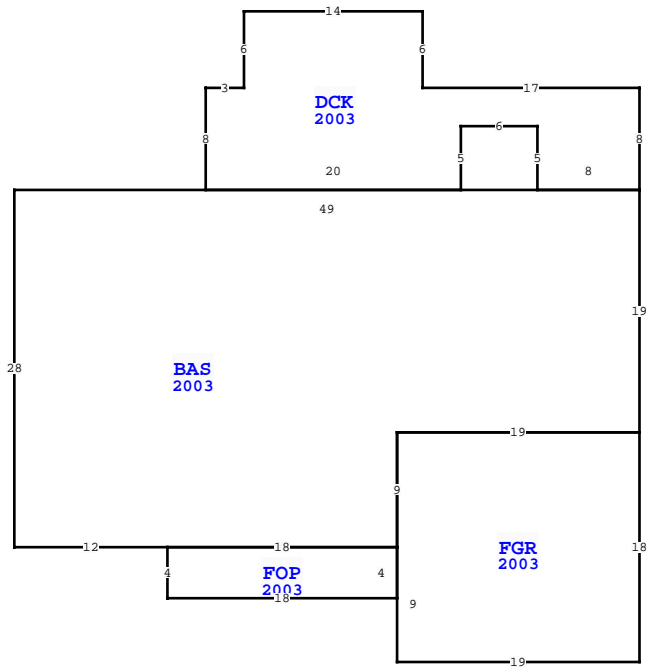


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
30	VINYL 100				
03	GABLE/HIP 100				
13	GALVALUM 100				
05	DRYWALL 100				
08	SHT VINYL 50				
14	CARPET 50				
04	AIR DUCTED 100				
03	CENTRAL 100				
	3 100				
	2 100				
	0 100				
1.	1. 100				
	0 100				
08	FAIR				
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	1,201	100	2003	1,201	113,980
DCK	326	10	2003	33	3,132
FGR	342	50	2003	171	16,229
FOP	72	30	2003	22	2,088
TOTALS	1,941			1,427	135,428

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,427	99.9000	118.63	169,285	2003	2003	0	0	20.00	80.00	
1 SINGLE FAM 100% - 2021 Heated Area: 1201 HX Base Yr 2021												



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		135,428	
TOTAL MARKET OB/XF VALUE		1,049	
TOTAL LAND VALUE - MARKET		16,000	
TOTAL MARKET VALUE		152,477	
SOH/AGL Deduction		28,921	
ASSESSED VALUE		123,556	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		73,556	
TOTAL JUST VALUE		152,477	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		141,916	
ADD HX FOR 2021-GREEN			
5 YR PRCL CK, CHG RVCR			
PU CORR DIMENS XFOB LN 1, PU XFOB LN 4			
5 YR PRCL CH, PU CORR TRAV, PU FNDN & FRME,			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000242	REROOF-CO	0	04/25/2019
16000866	MECH	0	09/06/2016
30571	SFD	0	07/28/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U / V I /	RSN CD	SALE PRICE	
1168/0031	8/27/2020	WD Q	I	01	142,500	
GRANTOR: BROWN DUANE						
GRANTEE: GREEN LAUREN						
1134/0308	12/11/2019	OR U	I	11	100	
GRANTOR: ESTATE OF MICHAEL DEN						
GRANTEE: BROWN DUANE						

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	28	15	420.00	SF	6.00	6.00	100	2003	2003	3	21	529	
2	0211	CONCRETE W	0 100	0	0	81.00	SF	6.00	6.00	100	2003	2003	3	21	102	
3	0955	PRIVACY FE	0 100	0	0	61.00	LF	15.00	15.00	100	2004	2004	3	10	92	
4	0625	PORT WD UT	0 100	10	16	160.00	SF	6.00	6.00	100	2008	2008	3	34	326	

BLD DATE		08/27/2019	RTJT	LGL DATE	
XF DATE	08/27/2019	RTJT	LAND DATE	03/07/2009	JBHC
INC DATE		AG DATE			

BUILDING NOTES	
BUILDING DIMENSIONS	
DCK=[YR=2003] W17 N6 W14 S6 W3 S8 E20 N5 E6 S5 E8	
BAS=[YR=2003] W49 S28 E12 FOP=[YR=2003] S4 E18 N4 W18\$ E18	
FGR=[YR=2003] S9 E19 N18 W19 S9\$ N9 E19 N19\$ N8\$.	

LAND DESCRIPTION																								
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	2.00	LT		1.00	1.00	1.00	8,000.00	8,000.00	16,000							