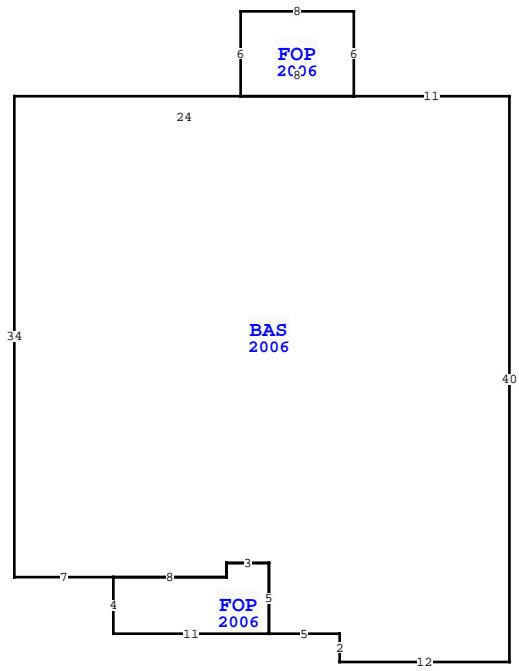




ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
11	CLAY TILE 50				
14	CARPET 50				
04	AIR DUCTED 100				
03	CENTRAL 100				
	3 100				
	2 100				
	0 100				
1.	1. 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	1,279	100	2006	1,279	141,253
FOP	47	30	2006	14	1,546
FOP	48	30	2006	14	1,546
TOTALS	1,374			1,307	144,344

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%	- 2019									
Heated Area: 1279						HX Base Yr 2019						



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		144,344	
TOTAL MARKET OB/XF VALUE		2,068	
TOTAL LAND VALUE - MARKET		16,000	
TOTAL MARKET VALUE		162,412	
SOH/AGL Deduction		47,836	
ASSESSED VALUE		114,576	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		64,576	
TOTAL JUST VALUE		162,412	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		151,127	
H5 DUE TO COA FOR ZACHARY DUTTON PER NCOA REPORT			
5 YR PRCL CK, N/C			
MAILED LATE FILE APPRVL LETTER			
UPDATED SSN INFO, MLD RNWL FARD			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000798	SHED	0	08/03/2018
20061280	SFD-LOT 2 - CO	0	08/03/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1064/0563	2/27/2018	WD Q	Q	I	01	127,500
GRANTOR: IVESTER MICHAEL ANTHO						
GRANTEE: DUTTON ZACHARY & HU						
0944/0442	6/11/2014	WD U	U	I	12	70,000
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: IVESTER MICHEAL ANT						

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	20	24			6.00	100	2006	2006	3	27	778	
2	0211	CONCRETE W	0	100	1	4			6.00	100	2006	2006	3	27	6	
3	0955	PRIVACY FE	0	100	0	0			15.00	100	2007	2007	3	40	1,284	
TOTALS													2,068			

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	000100	C	SFR	100			42.00	100.00	1.00	LT		1.00	1.00	1.00	8,000.00	8,000.00	8,000							
2	000000	C	VAC RES	100			50.00	100.00	1.00	LT		1.00	1.00	1.00	8,000.00	8,000.00	8,000							