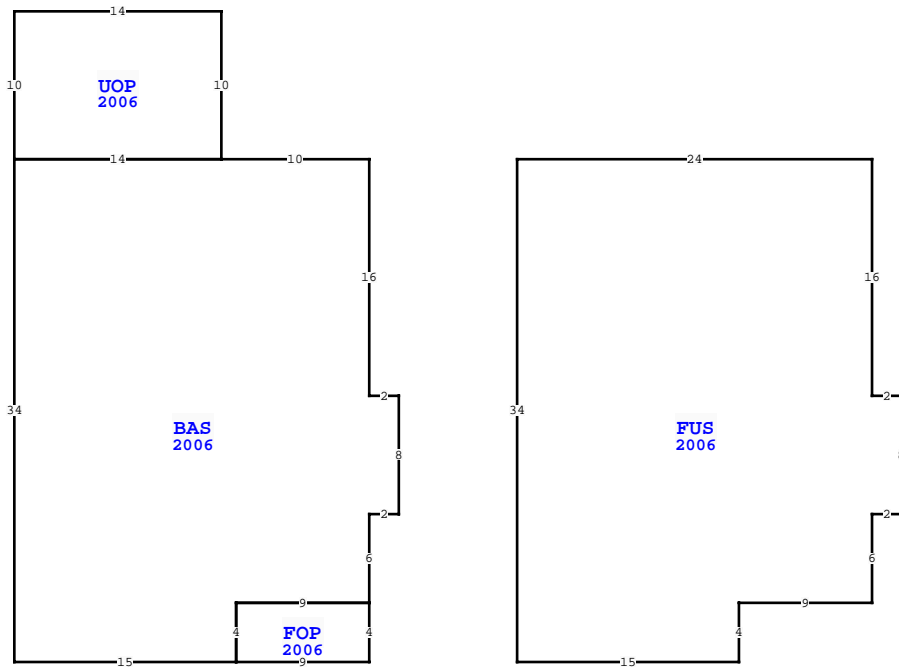




ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	30	VINYL	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	11	CLAY TILE	50		
Interior Floor	14	CARPET	50		
Heating Type	04	AIR DUCTED	100		
Air Condition	03	CENTRAL	100		
Bedrooms				3	100
Bathrooms				2.5	100
Story Height				0	100
Stories	2.			2.	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	796	100	2006	796	82,968
FOP	36	30	2006	11	1,146
FUS	796	100	2006	796	82,968
UOP	140	20	2006	28	2,918
TOTALS	1,768			1,631	170,001

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%	- 2022		204,821	2006	2006	0	0	17.00	83.00
				Heated Area: 1592			HX Base Yr 2022				



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		170,001	
TOTAL MARKET OB/XF VALUE		1,411	
TOTAL LAND VALUE - MARKET		8,000	
TOTAL MARKET VALUE		179,412	
SOH/AGL Deduction		33,691	
ASSESSED VALUE		145,721	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		95,721	
TOTAL JUST VALUE		179,412	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		162,948	
5 YR PRCL CK, PU XFOB LN 4, DEL XFOB LN 7			
5 YR PRCL CK, CHG TRAV, DEL XFOB LN 6			
5 YR PRCL CH, PU FNDN & FRME			
ADD HX FOR 2011			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001543	SHED-CO	0	12/19/2019
16001013	DOOR	0	10/11/2016
20061649	UTL BLDG	0	10/12/2006
2006529	SFD- CO 8/30/6	0	03/22/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1235/0703	10/25/2021	WD	Q	I	01	168,500
GRANTOR: FAIRCHILD DAVID & REB						
GRANTEE: KIPER JAMES THEODOR						
0833/0879	9/01/2010	WD	Q	I	01	105,000
GRANTOR: REYES JENNIFER						
GRANTEE: FAIRCHILD DAVID & R						

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	20			6.00	100	2006	2006	3	27	648	
2	0211	CONCRETE W	0	100	5	4			6.00	100	2006	2006	3	27	32	
3	0955	PRIVACY FE	0	100	0	0			15.00	100	2006	2006	3	30	90	
4	0625	PORT WD UT	0	100	12	10			6.00	100	2020	2020	3	89	641	

BLD DATE		RTJT		LGL DATE	
05/20/2020					
XF DATE	05/20/2020	RTJT		LAND DATE	03/07/2009
INC DATE				AG DATE	JBHC

BUILDING NOTES	
BAS=[YR=2006] W10 UOP=[YR=2006] N10 W14 S10 E14\$ W14 S34 E15 FOP=[YR=2006] E9 N4W9 S4\$ N4 E9 N6 E2 N8 W2 N16\$ PTR=[YR=2006] E10 FUS=[YR=2006] S34 E15 N4 E9 N6 E2 N8 W2 N16 W24\$ W10\$.	

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							