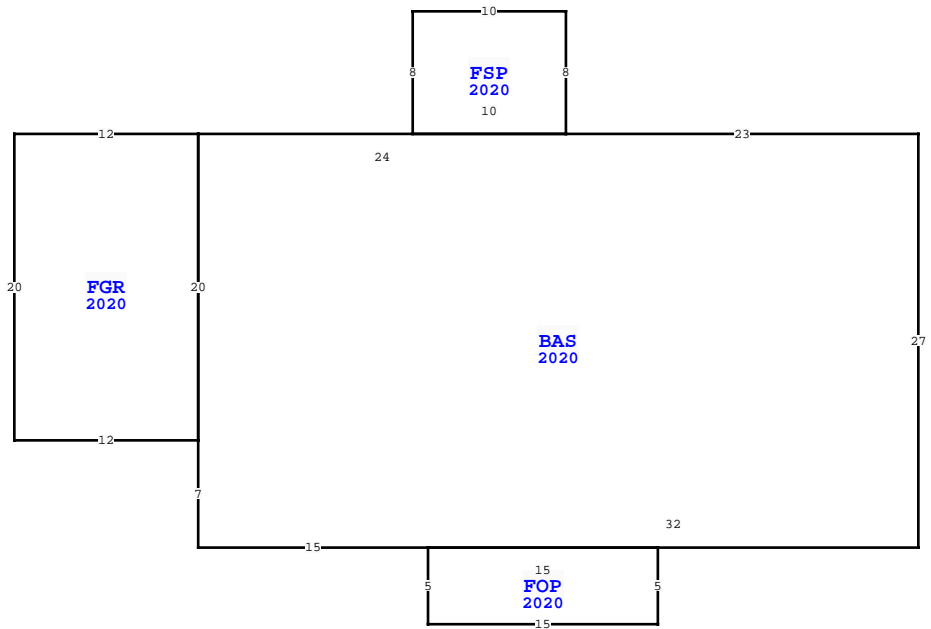




BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Foundation	02	CONCR SLAB	100		
Frame	02	WOOD FRAME	100		
Exterior Wall	30	VINYL	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	10	LAMINATED	100		
Heating Type	04	AIR DUCTED	100		
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,269	100	2020	1,269	142,074
FGR	240	50	2020	120	13,435
FOP	75	30	2020	22	2,463
FSP	80	55	2020	44	4,926
TOTALS	1,664			1,455	162,898

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								
				Heated Area: 1269			HX Base Yr 2022				



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			162,898
TOTAL MARKET OB/XF VALUE			4,079
TOTAL LAND VALUE - MARKET			8,000
TOTAL MARKET VALUE			174,977
SOH/AGL Deduction			32,597
ASSESSED VALUE			142,380
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			92,380
TOTAL JUST VALUE			174,977
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			159,197
MARRIAGE CER OR 1342 P 811 - H5- NEED SPOUSE INFO			
VERIFIED 5YR PRCL CK; CORRECTED LAND CODE			
2022 HX APP			
5 YR PRCL CK, PU NEW SFD & XFOB LN 1-2			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000252	SFD-CO	0	04/09/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1169/0756	9/10/2020	WD Q	V		05	166,400
GRANTOR: RUTLAND GRADY SHANE						
GRANTEE: PELURIE MARK STEVEN						
1142/0896	3/05/2020	QC U	V		30	2,000
GRANTOR: VICKERY TYLER WILLIAM						
GRANTEE: RUTLAND GRADY SHANE						

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	54	12			6.00	100	2020	2020	3	89	3,460	
2	0211	CONCRETE W	0	100	29	4			6.00	100	2020	2020	3	89	619	

TOTAL OB/XF											
4,079											

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2020] W23 FSP=[YR=2020] N8 W10 S8 E10\$ W24 S20											
FGR=[YR=2020] N20 W12 S20 E12\$ S7 E15 FOP=[YR=2020] S5 E15 N5 W15\$ E32 N27\$.											

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