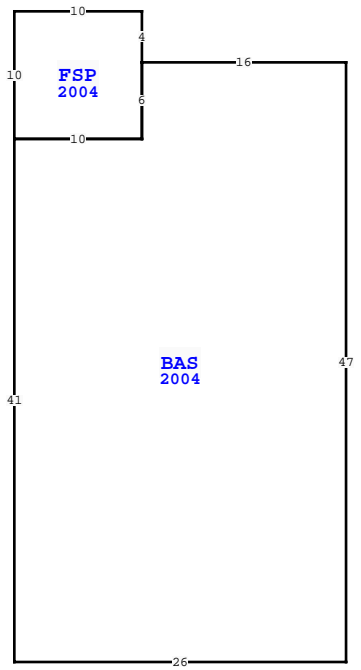


ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
02	CONCR SLAB 100		
30	WOOD FRAME 100		
03	VINYL 100		
03	GABLE/HIP 100		
05	COMP SHNGL 100		
03	DRYWALL 100		
08	SHT VINYL 50		
14	CARPET 50		
04	AIR DUCTED 100		
03	CENTRAL 100		
	2 100		
	0 100		
1.	1. 100		
	0 100		
08	FAIR		
0100	SINGLE FAMILY		
4	MKT AREA	10	
9.00	1.25/		
BAS	1,162	100	2004
FSP	100	55	2004
TOTALS	1,262		1,217 114,832

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,217	98.1000	116.49	141,768	2004	2004	0	0	19.00	81.00		
1 SINGLE FAM 0% - 0 Heated Area: 1162 HX Base Yr													
													
BLD DATE	09/24/2019	RTJ/T	LGL DATE	03/07/2009	JBHC								
XF DATE	09/24/2019	RTJ/T	LAND DATE										
INC DATE			AG DATE										

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				114,832		
TOTAL MARKET OB/XF VALUE				1,366		
TOTAL LAND VALUE - MARKET				8,000		
TOTAL MARKET VALUE				124,198		
SOH/AGL Deduction				9,174		
ASSESSED VALUE				115,024		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				115,024		
TOTAL JUST VALUE				124,198		
NCON VALUE				0		
INCOME VALUE				0		
PREVIOUS YEAR MKT VALUE				113,720		
5 YR PRCL CK, N/C						
1, PU XFOB LN 3						
5 YR PRCL CH, PU FNDN, PU CORR DIMENS XFOB LN						
2012 TRIM RET. NDAA UTF						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
18000423	HVAC	0	10/30/2018			
16000970	SAFETY INSP	0	09/30/2016			
30803	SFD	0	09/25/2003			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1159/0428	6/30/2020	QC U	U	I	30	100
GRANTOR: C & I CAPITAL INVESTM						
GRANTEE: IRONS MICHAEL COLIN						
1012/0531	9/28/2016	WD U	U	I	12	56,000
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: C&I CAPITAL INVESTM						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2004] W16 FSP=[YR=2004] N4 W10 S10 E10 N6\$ S6 W10 S41 E26 N47\$.						

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	0	20	20	400.00	SF	6.00	6.00	100	2004	2004	3	23	552	
2	0211	CONCRETE W	0	0	2	3	6.00	SF	6.00	6.00	100	2004	2004	3	23	8	
3	0130	FIRE PLACE	0	0	0	0	1.00	UT	1,300.00	1,300.00	100	2004	2004	3	62	806	
TOTAL OB/XF 1,366																	

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	0			50.00	171.00	1.00	LT		1.00	1.00	1.00	8,000.00	8,000.00	8,000							