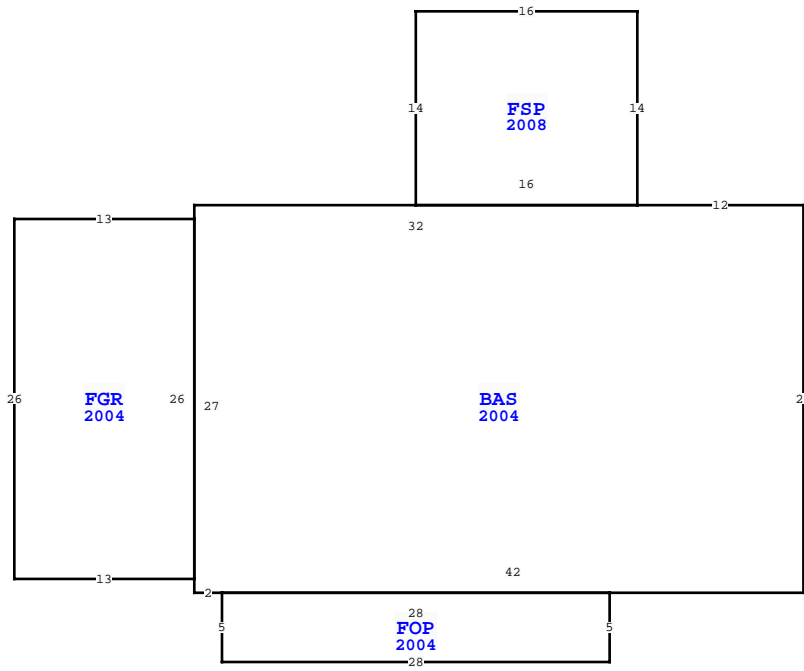


ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	30	VINYL	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	07	VYL PLANK	50		
Interior Floo	14	CARPET	50		
Heating Type	04	AIR DUCTED	100		
Air Condition	03	CENTRAL	100		
Bedrooms				3	100
Bathrooms				2	100
Story Height				0	100
Stories	1.			1.	100
Units				0	100
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	4	MKT AREA		10	
NEIGHBORHOOD/LOC	12.00	1.20/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,232	100	2004	1,232	136,874
FGR	338	50	2004	169	18,775
FOP	140	30	2004	42	4,666
FSP	224	55	2008	123	13,665
TOTALS	1,934			1,566	173,981

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: 1232 HX Base Yr 2022	



WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION BY				STANDARD		
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE				173,981		
TOTAL MARKET OB/XF VALUE				2,088		
TOTAL LAND VALUE - MARKET				27,200		
TOTAL MARKET VALUE				203,269		
SOH/AGL Deduction				40,826		
ASSESSED VALUE				162,443		
TOTAL EXEMPTION VALUE				HX HB 50,000		
BASE TAXABLE VALUE				112,443		
TOTAL JUST VALUE				203,269		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				183,960		
INCR EYB 2004-2008 PRMT OB21-000473						
COA PER NCOA REPORT						
5 YR PRCL CK, N/C						
DIMENS XFOB LN 2 & 4, PU XFOB LN 5-6						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
21000473	REROOF SFD/SHINGL	0	09/10/2021			
31258	SFD	0	01/27/2004			
31258	SFD	0	01/27/2004			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1228/0672	9/09/2021	WD Q	Q	I	01	187,500
GRANTOR: COX GWENDOLENA R FKA						
GRANTEE: FOX TYLER A & MORGAN						
0540/0342	5/26/2004	WD Q	Q	I		118,000
GRANTOR: WESSINGER						
GRANTEE: FRANKLIN						
BLD DATE 09/24/2019 RTJT LGL DATE 03/09/2008 JBHC						
XF DATE 09/24/2019 RTJT LGL DATE 03/09/2008 JBHC						
INC DATE						

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	0	0			6.00	100	2004	2004	3	23	966	
2	0211	CONCRETE W	0	100	26	3			6.00	100	2004	2004	3	23	108	
3	0955	PRIVACY FE	0	100	0	0			15.00	100	2004	2004	3	10	504	
4	0620	WOOD UTL B	0	100	10	16			6.00	100	2004	2004	3	23	221	
5	0211	CONCRETE W	0	100	3	4			6.00	100	2004	2004	3	23	17	
6	0940	OPEN SHED	0	100	10	20			4.00	100	2008	2008	3	34	272	
TOTAL OB/XF														2,088		

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			0.00	0.00	2.00	LT		1.00	1.00	1.00	13,600.00	13,600.00	27,200							