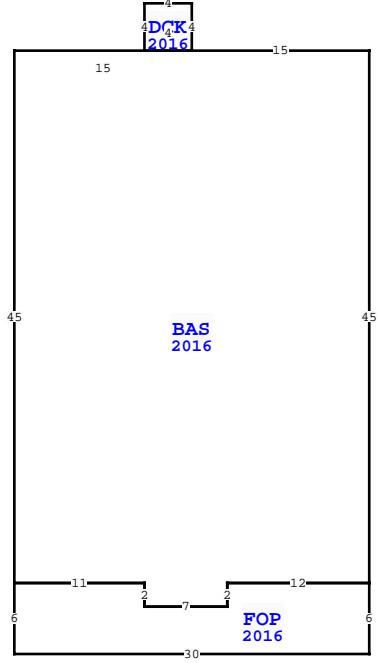




ELEMENT		CD	CONSTRUCTION		
Foundation	02		CONCR	SLAB 100	
Frame	02		WOOD	FRAME 100	
Exterior Wall	30		VINYL	100	
Roof Structur	03		GABLE/HIP	100	
Roof Cover	03		COMP SHNGL	100	
Interior Wall	05		DRYWALL	100	
Interior Floo	10		LAMINATED	100	
Heating Type	04		AIR DUCTED	100	
Air Condition	03		CENTRAL	100	
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	12.00		1.20/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,364	100	2016	1,364	140,565
DCK	16	10	2016	2	206
FOP	166	30	2016	50	5,153
TOTALS	1,546			1,416	145,924

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%	- 2018		156,907	2016	2016	0	0	7.00	93.00	
				Heated Area: 1364				HX Base Yr 2018				



WAKULLA COUNTY PROPERTY				
VALUATION SUMMARY			PAGE 1 of 1	
VALUATION BY		STANDARD		
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE		145,924		
TOTAL MARKET OB/XF VALUE		3,659		
TOTAL LAND VALUE - MARKET		13,600		
TOTAL MARKET VALUE		163,183		
SOH/AGL Deduction		52,636		
ASSESSED VALUE		110,547		
TOTAL EXEMPTION VALUE		50,000		
BASE TAXABLE VALUE		60,547		
TOTAL JUST VALUE		163,183		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		149,044		
5 YR PRCL CK, PU XFOB LN 4.				
ADD HX FOR 2018				
5 YR PRCL CH, PU NEW SFD & XFOB LN 1-3				
5 YR PRCL CH, N/C				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
16000329	SFD-CO	0	04/29/2016	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD	SALE PRICE
1041/0476	7/14/2017	WD Q	I 01	118,000
GRANTOR: H & H CONSTRUCTION &				
GRANTEE: HALL JAMES PHILLIP				
0846/0682	2/11/2011	WD Q	V 05	12,000
GRANTOR: WOLFE ROBERT				
GRANTEE: H & H CONSTRUCTION				
BUILDING NOTES				
BUILDING DIMENSIONS				
BAS=[YR=2016] W15 DCK=[YR=2016] N4 W4 S4 E4\$ W15 S4\$ FOP=[YR=2016] S6 E30 N6 W12 S2 W7 N2 W11\$ E11 S2 E7 N2 E12 N45\$.				

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	2016	2016	3	72	1,728	
2	0211	CONCRETE W	0	100	4	6			6.00	100	2016	2016	3	72	104	
3	0955	PRIVACY FE	0	100	0	0			15.00	100	2016	2016	3	87	1,462	
4	0625	PORT WD UT	0	100	10	8			6.00	100	2017	2017	3	76	365	

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			0.00	100.00	1.00	LT		1.00	1.00	1.00	13,600.00	13,600.00	13,600								