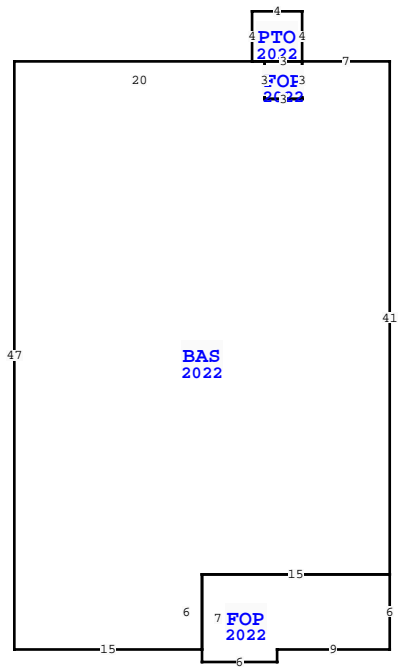


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	VYL PLANK 100
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 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
BAS	1,311	100
FOP	9	30
FOP	96	30
PTO	16	5
TOTALS	1,432	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,344	97.2000	110.81	148,929	2022	2022	0	0	1.00	99.00		
1 SINGLE FAM 0% - 0 Heated Area: 1311 HX Base Yr													



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		147,440	
TOTAL MARKET OB/XF VALUE		5,093	
TOTAL LAND VALUE - MARKET		13,600	
TOTAL MARKET VALUE		166,133	
SOH/AGL Deduction		4,473	
ASSESSED VALUE		161,660	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		161,660	
TOTAL JUST VALUE		166,133	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		150,364	
5 YR PRCL CK,A/C, HTTP			
JS PU SFD, XFOB CO 8/22			
09616-001(LOT 56) & 09616-002(LOT 57)			
PERMIT ON EACH LOT			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000492	SFD-CO	0	05/03/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1196/0278	2/26/2021	WD Q	V	01		20,000
GRANTOR: AZAR LAURA SIMONE						
GRANTEE: VENCLAUSKAS STEVEN						
0957/0243	12/10/2014	OR U	V	18		0
GRANTOR: AZAR MARIE P ESTATE O						
GRANTEE: AZAR LAURA SIMONE						

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 26 21	546.00	SF	6.00	6.00	100	2022	2022	3	97	3,178	
2	0211	CONCRETE W	0	0 7 4	28.00	SF	6.00	6.00	100	2022	2022	3	97	163	
3	0955	PRIVACY FE	0	0 0 0	118.00	LF	15.00	15.00	100	2022	2022	3	99	1,752	
TOTALS														1,432	

BUILDING NOTES			
BLD DATE			
XF DATE			
LGL DATE			
LAND DATE			
AG DATE			
03/09/2008 JBHC			

BUILDING DIMENSIONS			
BAS=[YR=2022] W7 S3 W3 N3 FOP=[YR=2022] S3 E3 N3 W3			
\$PTO=[YR=2022] E3 N4 W4 S4 E1\$ W20 S47 E15 N6 E15			
FOP=[YR=2022] W15 S7 E6 N1 E9 N6\$ N41\$.			

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	0			50.00	100.00	1.00	LT		1.00	1.00	1.00	13,600.00	13,600.00	13,600							