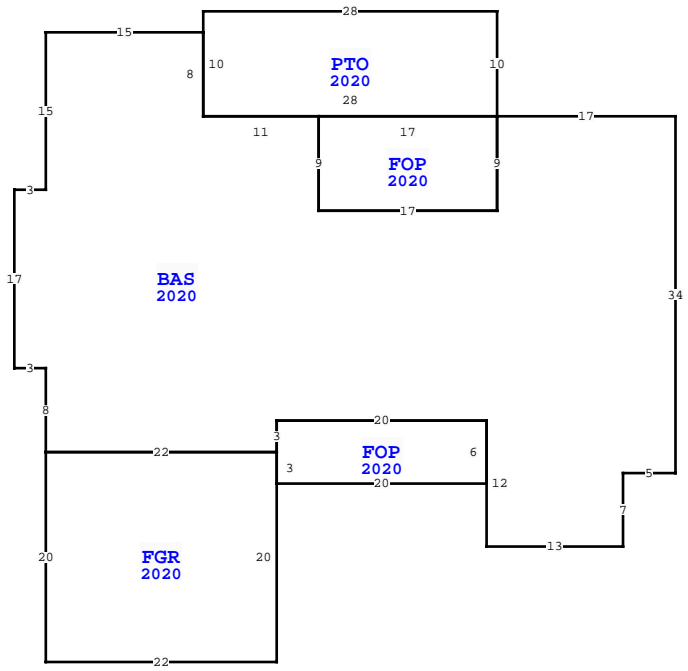


ELEMENT		CD	CONSTRUCTION		
Foundation	02	CONCR	SLAB	100	
Frame	05	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	90	
Exterior Wall	11	AVERAGE		10	
Roof Structur	03	GABLE/HIP		100	
Roof Cover		N/A		100	
Interior Wall	05	DRYWALL		100	
Interior Floor	07	VYL	PLANK	90	
Interior Floor	11	CLAY	TILE	10	
Heating Type	04	AIR	DUCTED	100	
Air Condition	03	CENTRAL		100	
Bedrooms		4		100	
Bathrooms		3		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	342.00	1.15/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,005	100	2020	2,005	237,330
FGR	440	50	2020	220	26,042
FOP	120	30	2020	36	4,261
FOP	153	30	2020	46	5,445
PTO	280	5	2020	14	1,657
TOTALS	2,998			2,321	274,735

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,321	111.7000	122.03	283,232	2020	2020	0	0	3.00	97.00
1 SINGLE FAM 100% - 2021 Heated Area: 2005 HX Base Yr 2021											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	274,735		
TOTAL MARKET OB/XF VALUE	46,565		
TOTAL LAND VALUE - MARKET	50,000		
TOTAL MARKET VALUE	371,300		
SOH/AGL Deduction	32,933		
ASSESSED VALUE	338,367		
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE	288,367		
TOTAL JUST VALUE	371,300		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	362,995		
PRMT CK FR PU XFOB X4			
ADD HX&PORT FOR 2021-RODGERS			
EMLD LEON CO FOR PORT INFO-RODGERS			
5 YR PRCL CK, PU SFD AND XFOB LN 1,2			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21-000295	IN-GROUND POOL-CC	0	03/30/2021
20000619	SFD-CO	0	07/17/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1186/0717	12/30/2020	WD Q	Q	I	01	345,900
GRANTOR: SOUTHERN CONSTRUCTION						
GRANTEE: RODGERS JUSTIN A &						
1152/0131	5/22/2020	WD Q	Q	V	01	35,000
GRANTOR: HERNADEZ LOUIS M & TH						
GRANTEE: SOUTHERN CONSTRUCTI						

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	2,287.00	SF	6.00	6.00	100	2020	2020	3	89	12,213	
2	0211	CONCRETE W	0	100	66	4	264.00	SF	6.00	6.00	100	2020	2020	3	89	1,410	
3	0625	PORT WD UT	0	100	10	16	160.00	SF	0.00	0.00	100	2022	2022	3	97	0	
4	0211	CONCRETE W	0	100	7	4	28.00	SF	6.00	6.00	100	2022	2022	3	97	163	
5	0220	POOL VINYL	0	100	32	14	448.00	SF	60.00	60.00	100	2022	2022	3	97	26,074	
6	0211	CONCRETE W	0	100	0	0	1,152.00	SF	6.00	6.00	100	2022	2022	3	97	6,705	

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	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							