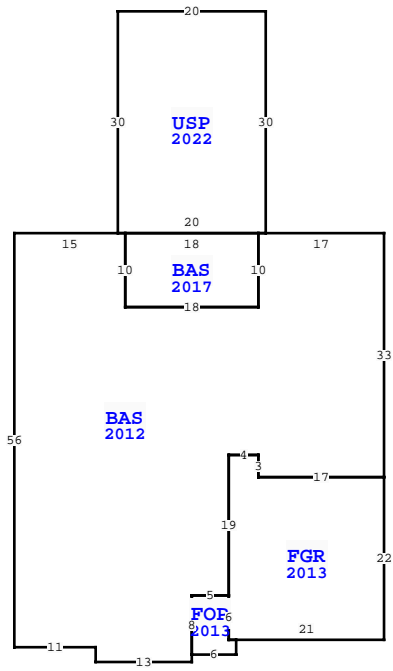


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	05	WOOD FRAME	100
Exterior Wall	02	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Heating Type	04	AIR DUCTED	100
Air Condition	03	CENTRAL	100
Bedrooms		4	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	342.00	1.15/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,116	100	2012
BAS	180	100	2017
FGR	474	50	2013
FOP	42	30	2013
USP	600	40	2022
TOTALS	3,412		

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% - 2014									
				Heated Area: 2296			HX Base Yr 2014				



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		341,415	
TOTAL MARKET OB/XF VALUE		18,795	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		410,210	
SOH/AGL Deduction		49,565	
ASSESSED VALUE		360,645	
TOTAL EXEMPTION VALUE		360,645	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		410,210	
NCON VALUE		32,461	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		356,534	
FR 5YR CK 1/3/23; DEMO/PU XFOPS; PU NEW TRAV FOR B			
2022 T&P RENEWAL RECD			
2021 T&P RENEWAL RECD			
ADD T&P DV FOR 2019- DONALDSON LEONARD			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24-000713	HVAC CHANGE OUT-C		07/31/2024
2013104	SFD-CO	0	02/20/2013

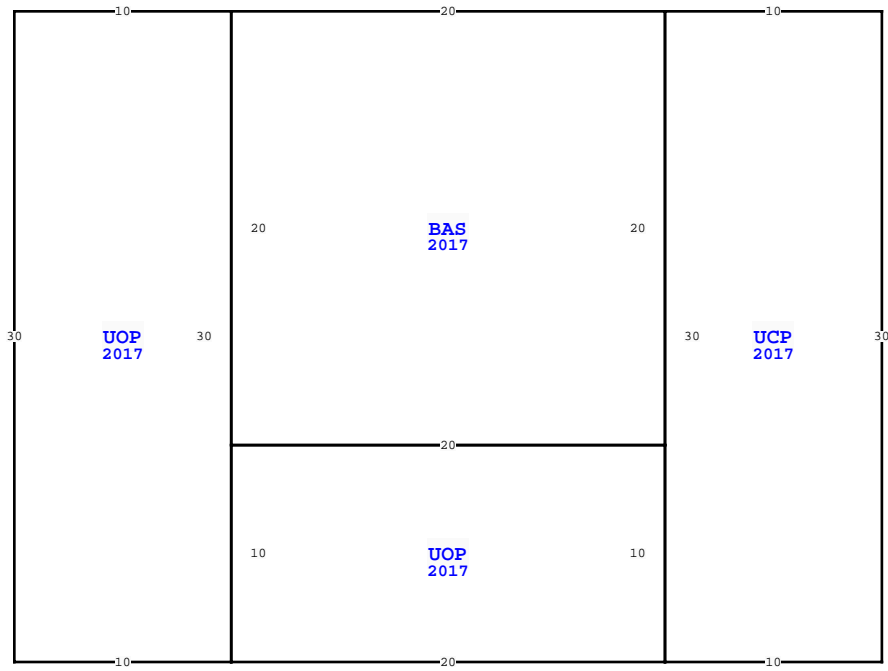
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0911/0607	6/03/2013	WD Q	Q	I	01	210,000
GRANTOR: PAFFORD PROPERTIES &						
GRANTEE: DONALDSON LEONARD B						
0877/0142	4/11/2012	WD U	V		12	128,000
GRANTOR: FIRST HORIZON HOME LO						
GRANTEE: PAFFORD PROPERTIES						

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	2,409.00	SF	6.00	6.00	100	2013	2013	3	57	8,239	
2	0211	CONCRETE W	0	100	0	0	165.00	SF	6.00	6.00	100	2013	2013	3	57	564	
3	0211	CONCRETE W	0	100	8	4	32.00	SF	6.00	6.00	100	2013	2013	3	57	109	
5	0213	CONCRETE P	0	100	5	8	40.00	SF	6.00	6.00	100	2013	2013	3	100	240	
6	0955	PRIVACY FE	0	100	0	0	178.00	LF	15.00	15.00	100	2013	2013	3	75	2,003	
7	0211	CONCRETE W	0	100	5	8	40.00	SF	6.00	6.00	100	2013	2013	3	57	137	
8	0956	PRIVACY FE	0	100	0	0	12.00	LF	19.00	19.00	100	2014	2014	3	62	141	
9	0700	PORT BLDG	0	100	8	16	128.00	SF	8.00	8.00	100	2013	2013	3	80	819	
10	0960	SCREEN ROO	0	100	9	10	90.00	SF	21.00	21.00	100	2014	2014	3	82	1,550	
11	0940	OPEN SHED	0	100	3	10	30.00	SF	4.00	4.00	100	2014	2014	3	62	74	

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							

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR	SLAB 100
Frame	05	STEEL	100
Exterior Wall	27	PREFIN	MTL 100
Roof Structur	03	GABLE/HIP	100
Roof Cover	13	GALVALUM	100
Interior Wall	07	NONE	100
Interior Floo	03	CONC	FINSH 100
Heating Type	01	NONE	100
Air Condition	01	NONE	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
BAS	400	100	2017
UCP	300	20	2017
UOP	200	20	2017
UOP	300	20	2017
TOTALS	1,200	560	14,074

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	SFR	UFGR	100%	- 2014	Heated Area: 400					HX Base Yr	2014



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 2
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			341,415
TOTAL MARKET OB/XF VALUE			18,795
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			410,210
SOH/AGL Deduction			49,565
ASSESSED VALUE			360,645
TOTAL EXEMPTION VALUE	HA HAB 13	360,645	
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			410,210
NCON VALUE			32,461
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			356,534
5 YR PRCL CK, PU XFOB LN 7-13, PU BLDG 2.			
RD			
TRANSFERED WIFES HX INFO FROM 82 TUCKER SPGS			
QUESTIONNAIR INCOMPLETE MISSING WIFE SSN			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0911/0607	6/03/2013	WD Q	Q	I	01	210,000
GRANTOR: PAFFORD PROPERTIES &						
GRANTEE: DONALDSON LEONARD B						
0877/0142	4/11/2012	WD U	V	12		128,000
GRANTOR: FIRST HORIZON HOME LO						
GRANTEE: PAFFORD PROPERTIES						

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
12	0211	CONCRETE W	0	100	36	4			144.00	SF	6.00	2017	2017	3	76	657
14	0090	CHAINLINK	0	100	0	0			60.00	LF	12.00	2024	2022	AV	97	698
15	0060	DECK WOOD	0	100	20	36			720.00	SF	5.00	2024	2022	AV	99	3,564
TOTALS															4,919	

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