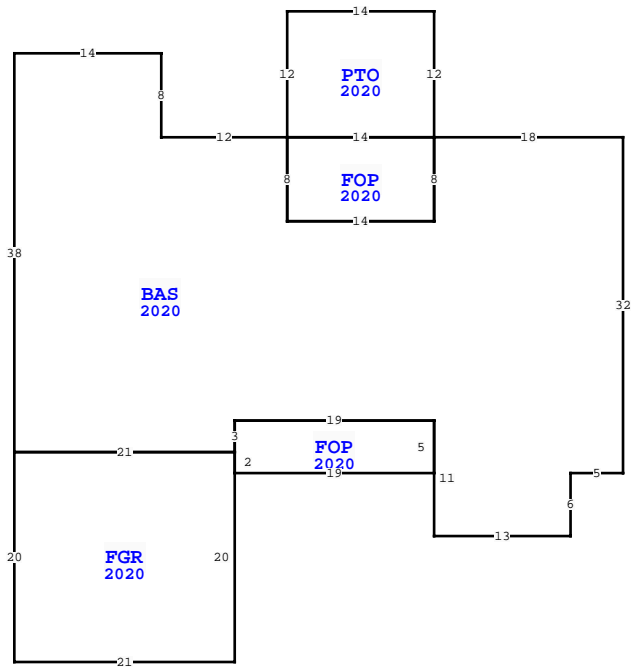


BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Foundation	02	CONCR SLAB 100			
Frame	02	WOOD FRAME 100			
Exterior Wall	05	HARDIE BRD 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	12	HARDWOOD 50			
Interior Floor	14	CARPET 50			
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	1,797	100	2020	1,797	227,560
FGR	420	50	2020	210	26,594
FOP	95	30	2020	28	3,545
FOP	112	30	2020	34	4,306
PTO	168	5	2020	8	1,013
TOTALS	2,592			2,077	263,017

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% - 2021									
Heated Area: 1797						HX Base Yr 2021					
											
BLD DATE	03/02/2020	FRSR	LGL DATE	03/02/2020	FRSR	LAND DATE	03/02/2020	FRSR			
XF DATE	03/02/2020	FRSR	AG DATE								
INC DATE											

WAKULLA COUNTY PROPERTY				
VALUATION SUMMARY			PAGE 1 of 1	
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			263,017	
TOTAL MARKET OB/XF VALUE			13,350	
TOTAL LAND VALUE - MARKET			50,000	
TOTAL MARKET VALUE			326,367	
SOH/AGL Deduction			29,781	
ASSESSED VALUE			296,586	
TOTAL EXEMPTION VALUE	HX HB		50,000	
BASE TAXABLE VALUE			246,586	
TOTAL JUST VALUE			326,367	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			311,779	
MONTAGU PORTED 2020VALUES/10598-008/2021R				
5 YR PRCL CH, PU NEW SFD & XFOB LN 1-3				
5 YR PRCL CK, N/C				
COA PER WAK TCO				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
19000300	SFD-CO	0	04/10/2019	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD	SALE PRICE
1141/0648	2/24/2020	WD Q	I 01	282,500
GRANTOR: SOUTHERN CONSTRUCTION				
GRANTEE: MONTAGUE MICHAEL &				
1102/0431	2/28/2019	WD Q	V 01	30,000
GRANTOR: HAY JOHN F				
GRANTEE: SOUTHERN CONSTRUCTIT				
BUILDING NOTES				
BUILDING DIMENSIONS				
BAS=[YR=2020] W18 PTO=[YR=2020] N12 W14 S12 E14\$				
FOP=[YR=2020] W14 S8 E14 N8 \$ S8 W14 N8 W12 N8 W14 S38				
FGR=[YR=2020] S20 E21 N20 W21\$ E21 FOP=[YR=2020] S2 E19 N5				
W19 S3\$ N3 E19 S11 E13 N6 E5 N32\$.				

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	2,271.00	SF	6.00	6.00	100	2020	2020	3	89	12,127	
2	0211	CONCRETE W	0	100	43	129.00	SF	6.00	6.00	100	2020	2020	3	89	689	
3	0211	CONCRETE W	0	100	25	100.00	SF	6.00	6.00	100	2020	2020	3	89	534	

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							