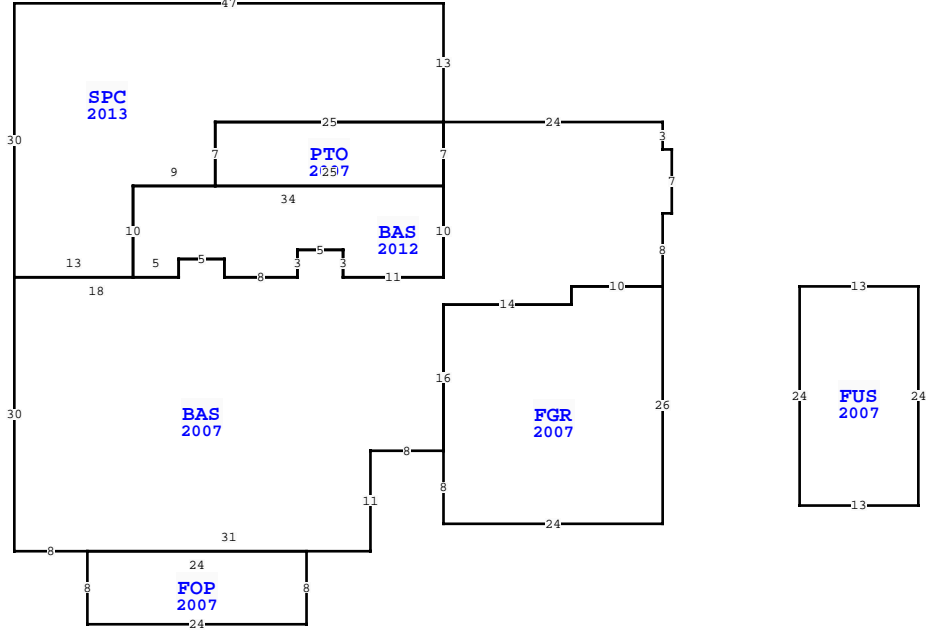




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	05	WOOD FRAME 100
Exterior Wall	02	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	09	PINE WOOD 50
Interior Floor	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		2.5 100
Story Height		0 100
Stories	1.5	1.5 100
Units		0 100

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%	- 2024									
				Heated Area: 2441				HX Base Yr 2023				



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	1,814	100	2007	1,814	191,445
BAS	315	100	2012	315	33,245
FGR	596	50	2007	298	31,450
FOP	192	30	2007	58	6,121
FUS	312	100	2007	312	32,928
PTO	175	5	2007	9	950
SPC	895	20	2013	179	18,892
TOTALS	4,299			2,985	315,029

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		315,029	
TOTAL MARKET OB/XF VALUE		60,500	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		425,529	
SOH/AGL Deduction		0	
ASSESSED VALUE		425,529	
TOTAL EXEMPTION VALUE		HX HB VX 55,000	
BASE TAXABLE VALUE		370,529	
TOTAL JUST VALUE		425,529	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		422,644	
DONELSON PORT HX TO LEON COUNTY			
MARRIAGE CERT OR 1327 P 465 - H4			
MC OR 1061602, SFD-CO ISSUED 2/14/7			
CORRECTION TO KEYED FIELD WORK.			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000624	SWIMMING POOL-CC	0	06/28/2018
2013843	SCRN RM/PORCH	0	11/27/2013
20061602	SFD - CO	0	10/04/2006
20061602	SFD	0	10/04/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1257/0669	3/22/2022	WD	Q	I	01	557,500
GRANTOR: DONELSON JEFFREY						
GRANTEE: TAYLOR NELSON						
0878/0283	4/27/2012	WD	Q	I	01	200,000
GRANTOR: MILLER ROBERT & DIANN						
GRANTEE: DONELSON JEFFREY						

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	0130	FIRE PLACE	0	100	0	0		1.00	UT	1,300.00	1,300.00	100	2007	2007	3	68	884
2	0210	CONCRETE D	0	100	0	0		2,647.00	SF	6.00	6.00	100	2007	2007	3	30	4,765
3	0211	CONCRETE W	0	100	75	3		225.00	SF	6.00	6.00	100	2007	2007	3	30	405
4	0955	PRIVACY FE	0	100	0	0		727.00	LF	15.00	15.00	100	2016	2016	3	87	9,487
5	0620	WOOD UTL B	0	100	18	24		432.00	SF	6.00	6.00	100	2022	2022	3	97	2,514
6	0700	PORT BLDG	0	100	10	12		120.00	SF	8.00	8.00	100	2016	2016	3	86	826
7	0230	POOL, CONCR	0	100	20	34		680.00	SF	65.00	65.00	100	2018	2018	3	80	35,360
8	0209	CONCRETE P	0	100	0	0		978.00	SF	8.00	8.00	100	2018	2018	3	80	6,259

BLD DATE		09/11/2018	FRSR		LGL DATE		09/11/2018	FRSR	
XF DATE		02/03/2014	FRSR		LAND DATE				
INC DATE					AG DATE				

BUILDING NOTES	
BAS=[YR=2007] W24 SPC=[YR=2013] N13 W47 S30 E13 N10 E9 N7 E25\$ PTO=[YR=2007] W25 S7 E25 N7\$ S7 BAS=[YR=2012] W34 S10 E5 N2 E5 S2 E8 N3 E5 S3 E11 N10\$ S10 W11 N3 W5 S3 W8 N2 W5 S2 W18 S30 E8 FOP=[YR=2007] S8 E24 N8 W24\$ E31 N11 E8 FGR=[YR=2007] S8 E24 N26 W10 S2 W14 S16\$ N16 E14 N2 E10 PTR=E15 FUS=[YR=2007] S24 E13 N24 W13\$ W15\$ N8 E1 N7 W1 N3\$.	

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								