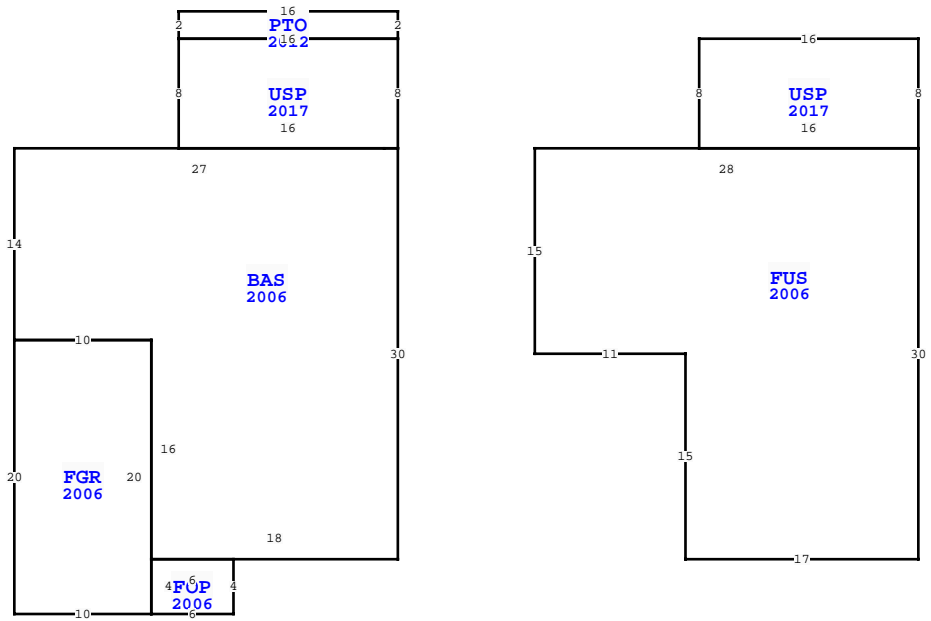




BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Foundation	02	CONCR SLAB 100			
Frame	30	WOOD FRAME 100			
Exterior Wall	02	VINYL 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	07	VYL PLANK 50			
Interior Floor	11	CLAY TILE 50			
Heating Type	04	AIR DUCTED 100			
Air Condition	03	CENTRAL 100			
Bedrooms		3 100			
Bathrooms		2.5 100			
Story Height		0 100			
Stories	2.	2. 100			
Units		0 100			
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	4	MKT AREA 10			
NEIGHBORHOOD/LOC	8.00	1.25/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	680	100	2006	680	79,084
FGR	200	50	2006	100	11,630
FOP	24	30	2006	7	814
FUS	675	100	2006	675	78,502
PTO	32	5	2012	2	232
USP	128	40	2017	51	5,931
USP	128	40	2017	51	5,931
TOTALS	1,867			1,566	182,125

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		219,428	2006	2006	0	0	0	17.00	83.00	
Heated Area: 1355 HX Base Yr 2024													



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		182,125	
TOTAL MARKET OB/XF VALUE		1,839	
TOTAL LAND VALUE - MARKET		7,000	
TOTAL MARKET VALUE		190,964	
SOH/AGL Deduction		0	
ASSESSED VALUE		190,964	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		140,964	
TOTAL JUST VALUE		190,964	
NCON VALUE		12,095	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		141,601	

ADDED INSPECTION DATE OF 09/27/22023			
REMOVED FORMER OWNER FROM OWNER PAGE LINE TWO			
FR 5YR CK 9/27/23; PU NEW TRAVERSE			
JEFF REQUESTED FIELD CHECK. FR SAID IT HAD ALREAD			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2006186	SFD - CO 7/18/6	0	01/27/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1321/0167	7/17/2023	WD Q	I	01		213,000
GRANTOR: REED LACREST FKA MCCA						
GRANTEE: ORR CHRISTINA						
0991/0454	10/30/2015	QC U	I	11		100
GRANTOR: MCCARY JEFFREY						
GRANTEE: MCCARY LACREST						

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			168.00	100	2006	2006	3	27	272	
2	0211	CONCRETE W	0	100	4	4			16.00	100	2006	2006	3	27	26	
3	0605	PORT VINYL	0	100	10	10			100.00	100	2014	2014	3	62	0	
4	0955	PRIVACY FE	0	100	0	0			130.00	100	2014	2014	3	79	1,541	

BLD DATE		03/23/2020	RTAK	LGL DATE	
XF DATE	03/23/2020	RTAK	LAND DATE	03/23/2020	RTAK
INC DATE			AG DATE		

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2006;ORIG=0,10] W1 W27 S14 E10 S16 E18 N30 \$	
FUS=[YR=2006;ORIG=10,10] S15 E11 S15 E17 N30 W28 \$	
FGR=[YR=2006;ORIG=-28,24] S20 E10 N20 W10 \$	
USP=[YR=2017;ORIG=-16,2] E16 S8 W16 N8 \$	
PTO=[YR=2012;ORIG=-16,0] E16 S2 W16 N2 \$	
FOP=[YR=2006;ORIG=-18,40] S4 E6 N4 W6 \$	
PTR=[YR=2006;ORIG=0,10] E10 W10 \$	
USP=[YR=2017;ORIG=22,2] E16 S8 W16 N8 \$	

LAND DESCRIPTION																								
TOTAL OB/XF 1,839																								
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			50.00	100.00	1.00	LT		1.00	1.00	1.00	7,000.00	7,000.00	7,000							