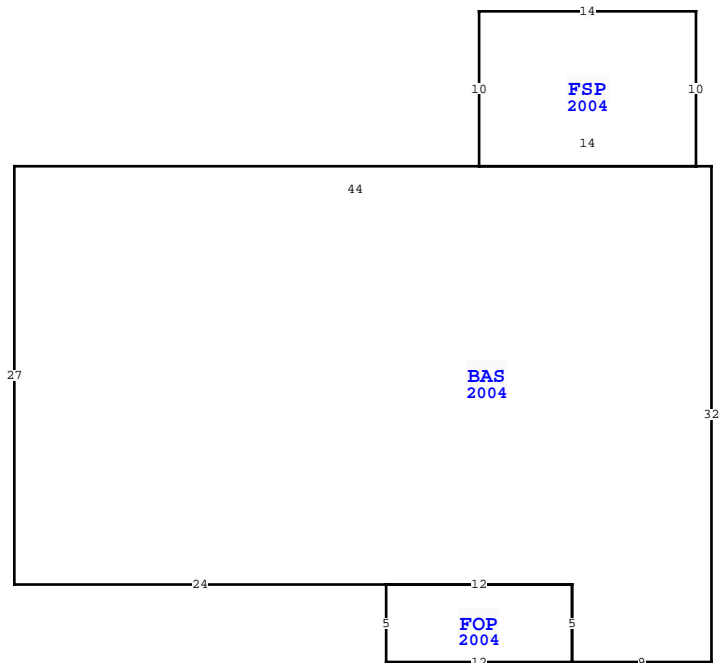




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	02	WOOD FRAME	100
Exterior Wall	30	VINYL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	50
Interior Floo	14	CARPET	50
Heating Type	04	AIR DUCTED	100
Air Condition	03	CENTRAL	100
Bedrooms		3	100
Bathrooms		2	100
Story Height		0	100
Stories	1.	1.	100
Units		0	100
Quality	08	FAIR	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM	4	MKT AREA	01
NEIGHBORHOOD/LOC	8.00	1.25/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,260	100	2004
FOP	60	30	2004
FSP	140	55	2004
TOTALS	1,460		

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%	- 2011									Heated Area: 1260	HX Base Yr 2011



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			142,437
TOTAL MARKET OB/XF VALUE			1,409
TOTAL LAND VALUE - MARKET			10,500
TOTAL MARKET VALUE			154,346
SOH/AGL Deduction			75,378
ASSESSED VALUE			78,968
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			28,968
TOTAL JUST VALUE			154,346
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			133,089
FR 5YR CK 2/15/23; PU XFOB			
INCR EYB 2004-2006 HVAC-CC 1-2022			
5 YR PRCL CHK N/C 06786-000			
LN 1, PU XFOB LN 3-4, DEL XFOB LN 5			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB22-000007	HVAC-CC	0	01/11/2022
31290	CONST	0	02/03/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0836/0159	9/16/2010	WD	U	I	12	74,000
GRANTOR: HSBC MORTGAGE SERVICE						
GRANTEE: GRIFFIN KAROLYN						
0821/0023	3/22/2010	CT	U	I	18	100
GRANTOR: KNECHT KEITH & KATHLE						
GRANTEE: HSBC MORTGAGE SERVI						

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	40	11			6.00	100	2004	2004	3	23	607	
2	0211	CONCRETE W	0	100	0	0			6.00	100	2004	2004	3	23	149	
3	0625	PORT WD UT	0	100	10	12			6.00	100	2010	2010	3	43	310	
4	0956	PRIVACY FE	0	100	0	0			19.00	100	2010	2010	3	43	343	
6	0605	PORT VINYL	0	100	6	6			0.00	100	2024	2019	AV	85	0	

TOTAL OB/XF													
1,409													

BUILDING NOTES													
BAS=[YR=2004] W1 FSP=[YR=2004] N10 W14 S10 E14\$ W44 S27 E24													
FOP=[YR=2004] S5 E12 N5 W12\$ E12 S5 E9 N32\$.													

LAND DESCRIPTION																								
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	1.50	LT		1.00	1.00	1.00	7,000.00	7,000.00	10,500							