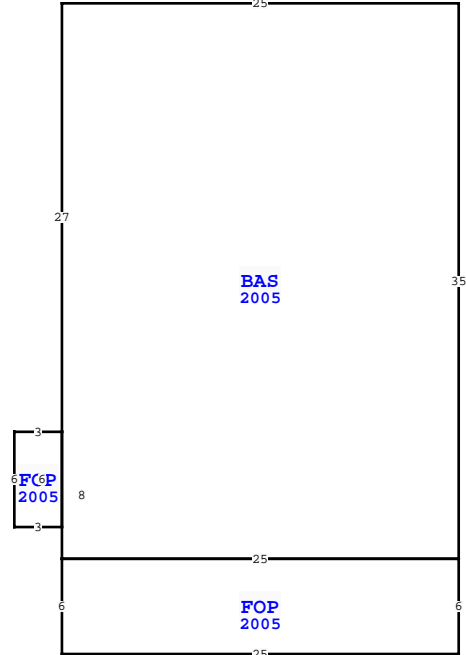




ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
30	VINYL 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
08	SHT VINYL 50				
14	CARPET 50				
04	AIR DUCTED 100				
03	CENTRAL 100				
	2 100				
	1 100				
	0 100				
1.	1. 100				
	0 100				
03	AVERAGE				
0100	SINGLE FAMILY				
4	MKT AREA	10			
8.00	1.25/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	875	100	2005	875	91,166
FOP	18	30	2005	5	521
FOP	150	30	2005	45	4,689
TOTALS	1,043			925	96,375

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%	- 2020								
				Heated Area: 875			HX Base Yr 2020				



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		96,375	
TOTAL MARKET OB/XF VALUE		1,865	
TOTAL LAND VALUE - MARKET		7,000	
TOTAL MARKET VALUE		105,240	
SOH/AGL Deduction		35,934	
ASSESSED VALUE		69,306	
TOTAL EXEMPTION VALUE		HX HB SX 69,306	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		105,240	
NCON VALUE		335	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		82,408	

JS 5YR CK, PU XFOB 1/24/2023			
CORRECTION R200070 FOR LATE FILES.			
APPLIED 2020 HX, SX & PORT FLOURNOY			
CALL OUR OFFICE ON 1/8/2021			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2005470	SFD	0	08/10/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1187/0453	1/06/2021	QC	U	I	30	100
GRANTOR: RICHARDSON RANI M						
GRANTEE: FLOURNOY SUSAN						
1141/0897	12/31/2019	QC	U	I	30	100
GRANTOR: RICHARDSON RANI MICHE						
GRANTEE: RICHARDSON RANI MIC						

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	39	10	390.00	SF	6.00	6.00	100	2005	2005	3	24	562	
2	0211	CONCRETE W	0	100	22	4	88.00	SF	6.00	6.00	100	2005	2005	3	24	127	
3	0955	PRIVACY FE	0	100	0	0	71.00	LF	15.00	15.00	100	2014	2014	3	79	841	
4	0955	PRIVACY FE	0	100	0	0	23.00	LF	15.00	15.00	100	2024	2020	AV	97	335	

BLD DATE	12/17/2018	RTSR	LGL DATE	
XF DATE	12/17/2018	RTSR	LAND DATE	03/19/2018
INC DATE			AG DATE	

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2005] W25 S27 FOP=[YR=2005] W3 S6 E3 N6\$ S8											
FOP=[YR=2005] S6 E25 N6 W25\$ E25 N35\$.											

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			50.00	100.00	1.00	LT		1.00	1.00	1.00	7,000.00	7,000.00	7,000							