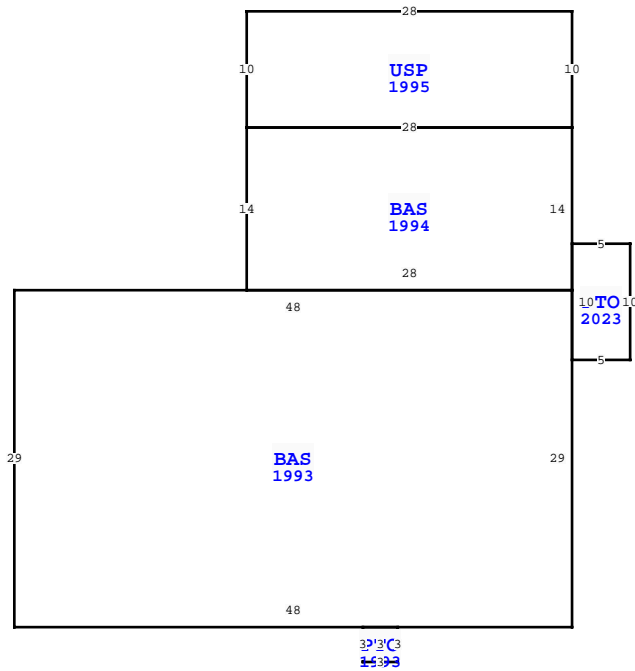




ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100	Foundation			
03	MASONRY 100	Frame			
15	CONC BLOCK 100	Exterior Wall			
03	GABLE/HIP 100	Roof Structur			
03	COMP SHNGL 100	Roof Cover			
01	MINIMUM 100	Interior Wall			
07	VYL PLANK 100	Interior Floo			
04	AIR DUCTED 100	Heating Type			
03	CENTRAL 100	Air Condition			
	3 100	Bedrooms			
	1.5 100	Bathrooms			
	0 100	Story Height			
1.	1. 100	Stories			
	0 100	Units			
		Quality			
08	FAIR				
		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	1,392	100	1993	1,392	73,681
BAS	392	100	1994	392	20,749
PTO	9	5	1993	0	0
PTO	50	5	2023	2	106
USP	280	40	1995	112	5,928
TOTALS	2,123			1,898	100,465

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,898	81.0450	96.24	182,664	1968	1978	0	0	45.00	55.00
1 SINGLE FAM 100% - 2020 Heated Area: 1784 HX Base Yr 2020											



WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY		STANDARD				
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE		100,465				
TOTAL MARKET OB/XF VALUE		5,644				
TOTAL LAND VALUE - MARKET		63,000				
TOTAL MARKET VALUE		169,109				
SOH/AGL Deduction		73,959				
ASSESSED VALUE		95,150				
TOTAL EXEMPTION VALUE		50,000		HX HB		
BASE TAXABLE VALUE		45,150				
TOTAL JUST VALUE		169,109				
NCON VALUE		2,955				
INCOME VALUE						
PREVIOUS YEAR MKT VALUE		147,996				
PRMT CK FROM 2023 VERIFIED, DEMO XFOB AS FUTURE DE						
FR PERMIT CK 2/16/23; CHG EYB TO 1978; CHG FLR; PU						
2020 HX APPLIED - TRENARY						
EMAILED 2020 ESCROW LETTER.						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
OB23-000176	WINDOWS-CC	0	04/13/2023			
OB22-000031	HVAC-CC	0	01/20/2022			
21000289	ELEC	0	03/17/2021			
20000312	WINDOWS-CO	0	07/15/2020			
19000051	REROOF	0	01/28/2019			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1102/0889	3/08/2019	WD Q	Q	I	01	115,000
GRANTOR: WINKLER DEBORAH W						
GRANTEE: TRENARY MATTHEW J						
0186/0213	12/01/1991	WD Q	Q	I		20,000
GRANTOR:						
GRANTEE:						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=1993;ORIG=0,24] W48 S29 E48 N29 \$						
BAS=[YR=1994;ORIG=0,10] W28 S14 E28 N14 \$						
USP=[YR=1995;ORIG=0,0] W28 S10 E28 N10 \$						
PTO=[YR=2023;ORIG=0,20] E5 S10 W5 N10 \$						
PTO=[YR=1993;ORIG=-18,53] E3 S3 W3 N3 \$						

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	0620	WOOD UTL B	0	10	8	80.00	SF	6.00	6.00	100	1994	1994	3	20	96	
2	0935	OPEN SHED	0	10	9	81.00	SF	6.00	6.00	100	1994	1994	3	20	97	
3	0955	PRIVACY FE	0	10	0	167.00	LF	15.00	15.00	100	1995	1995	3	0	0	
4	0040	CARPORT FI	0	10	25	425.00	SF	12.00	12.00	100	1994	1994	3	51	2,601	
9	0620	WOOD UTL B	0	10	11	88.00	SF	6.00	6.00	100	2024	1994	AV	20	106	
10	0620	WOOD UTL B	0	10	10	130.00	SF	6.00	6.00	100	2024	2022	AV	97	757	
11	0060	DECK WOOD	0	10	8	128.00	SF	5.00	5.00	100	2024	2022	AV	99	634	
12	0060	DECK WOOD	0	10	4	16.00	SF	5.00	5.00	100	2024	2022	AV	99	79	
13	0130	FIRE PLACE	0	10	0	1.00	UT	1,300.00	1,300.00	100	2024	2023	AV	98	1,274	
TOTAL OB/XF															5,644	

LAND DESCRIPTION																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% 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	9.00	LT		1.00	1.00	7,000.00	7,000.00	63,000							