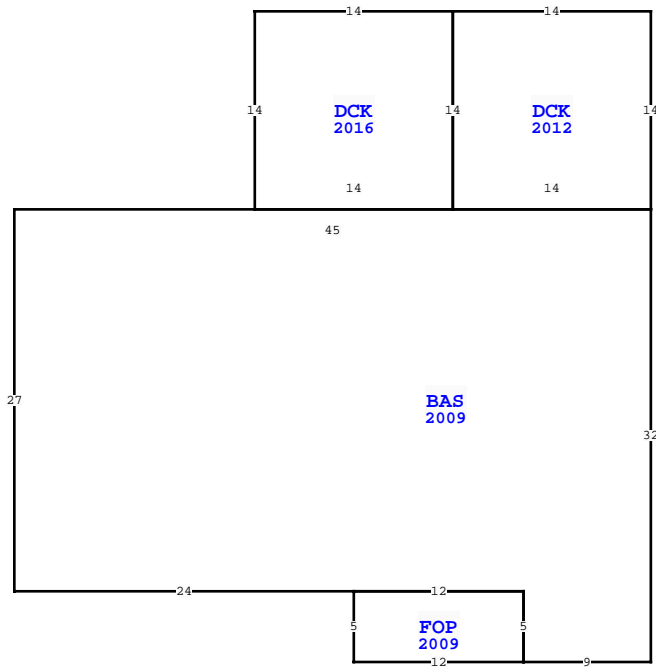


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	02	WOOD FRAME	100
Exterior Wall	30	VINYL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	09	PINE WOOD	50
Interior Floo	14	CARPET	50
Heating Type	04	AIR DUCTED	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	10
NEIGHBORHOOD/LOC	8.00	1.25/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,260	100	2009
DCK	196	10	2012
DCK	196	10	2016
FOP	60	30	2009
TOTALS	1,712		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,318	100.8000	119.70	157,765	2009	2009	0	0	14.00	86.00		
1 SINGLE FAM 100% - 2022 Heated Area: 1260 HX Base Yr 2022													



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			135,678
TOTAL MARKET OB/XF VALUE			4,733
TOTAL LAND VALUE - MARKET			14,000
TOTAL MARKET VALUE			154,411
SOH/AGL Deduction			30,876
ASSESSED VALUE			123,535
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			73,535
TOTAL JUST VALUE			154,411
NCON VALUE			2,059
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			133,308
FR 5YR CK 2/7/23; DEMO XFOB; PU NEW TRAV			
2022 HX APP			
COA PER NCOA REPORT			
5 YR PRCL CK, PU XFOB LN 5			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000360	MECH	0	06/28/2021
2009219	SFD-CO	0	03/17/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1221/0027	7/20/2021	WD	Q	I	01	160,000
GRANTOR: SATO TAIYO & MINORU						
GRANTEE: STEPHENS CHAMEIKA						
1044/0603	8/15/2017	WD	Q	I	01	114,900
GRANTOR: BARBER MARK & ANDREA						
GRANTEE: SATO TAIYO & MINORU						

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	20	20			6.00	100	2009	2009	3	39	936	
2	0211	CONCRETE W	0	100	25	4			6.00	100	2009	2009	3	39	234	
3	0955	PRIVACY FE	0	100	0	0			15.00	100	2012	2012	3	70	2,814	
4	0700	PORT BLDG	0	100	10	12			8.00	100	2012	2012	3	78	749	

TOTAL OB/XF													
4,733													

BUILDING NOTES													
BAS=[YR=2009;ORIG=0,14] W45 S27 E24 E12 S5 E9 N32 \$													
DCK=[YR=2012;ORIG=0,0] W14 S14 E14 N14 \$													
FOP=[YR=2009;ORIG=-21,41] S5 E12 N5 W12 \$													
DCK=[YR=2016;ORIG=-28,0] E14 S14 W14 N14 \$													

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			50.00	100.00	2.00	LT		1.00	1.00	1.00	7,000.00	7,000.00	14,000							