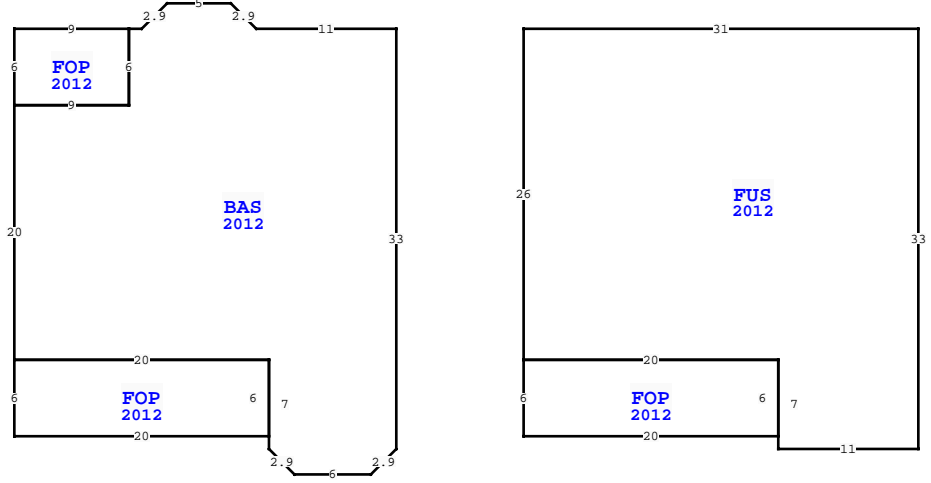


ELEMENT		CD	CONSTRUCTION		
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	30	VINYL	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET	70		
Interior Floo	10	LAMINATED	30		
Heating Type	04	AIR DUCTED	100		
Air 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	826	100	2012	826	97,385
FOP	54	30	2012	16	1,886
FOP	120	30	2012	36	4,244
FOP	120	30	2012	36	4,244
FUS	883	100	2012	883	104,105
TOTALS	2,003			1,797	211,865

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%	- 2023		232,819	2012	2014	0	0	9.00	91.00
Heated Area: 1709 HX Base Yr 2023											



WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY				STANDARD		
VALUATION BY		Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE				211,865		
TOTAL MARKET OB/XF VALUE				4,098		
TOTAL LAND VALUE - MARKET				21,000		
TOTAL MARKET VALUE				236,963		
SOH/AGL Deduction				39,917		
ASSESSED VALUE				197,046		
TOTAL EXEMPTION VALUE		HX HB		50,000		
BASE TAXABLE VALUE				147,046		
TOTAL JUST VALUE				236,963		
NCON VALUE				0		
INCOME VALUE				0		
PREVIOUS YEAR MKT VALUE				205,209		
PORT FROM 06285-000 DAVIS						
PORT TO 10250-E28 BOWEN						
INCR EYB 2012-2014 HVAC-CC 3-2022						
ADD HX FOR 2020- BOWEN						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
22000250	HVAC-CC	0	03/16/2022			
19000224	SHED-CO	0	02/22/2019			
2012137	SFD-CO	0	03/15/2012			
2007329	SFD-VOIDED	0	03/09/2007			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1276/0749	7/29/2022	WD	Q	I	01	254,000
GRANTOR: BOWEN KRISTIE						
GRANTEE: DAVIS MICHAEL S & K						
1098/0564	1/24/2019	WD	Q	I	01	173,000
GRANTOR: LAS HOLDING LLC						
GRANTEE: BOWEN KRISTIE						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2012] W11 L2 U2 W5 L2 D2 W1 S6 W9 FOP=[YR=2012] E9 N6 W9 S6\$ S20 E20 FOP=[YR=2012] W20 S6 E20 N6\$ S7 D2 R2 E6 R2 U2 N33\$ PTR=E10 FUS=[YR=2012] S26 FOP=[YR=2012] S6 E20 N6 W20\$ E20 S7 E11 N33 W31 \$ W10\$.						

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	0130	FIRE PLACE	0	100	0	0		1.00	UT 1,300.00	1,300.00	100	2012	2012	3	78	1,014
2	0211	CONCRETE W	0	100	0	0		18.00	SF 6.00	6.00	100	2012	2012	3	52	56
3	0210	CONCRETE D	0	100	9	14		126.00	SF 6.00	6.00	100	2012	2012	3	52	393
4	0625	PORT WD UT	0	100	20	10		200.00	SF 6.00	6.00	100	2019	2019	3	85	1,020
5	0100	6" CHAINLI	0	100	0	0		100.00	LF 19.00	19.00	100	2019	2019	3	85	1,615

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							
2	000000	C	VAC RES	100			50.00	100.00	2.00	LT		1.00	1.00	1.00	7,000.00	7,000.00	14,000							