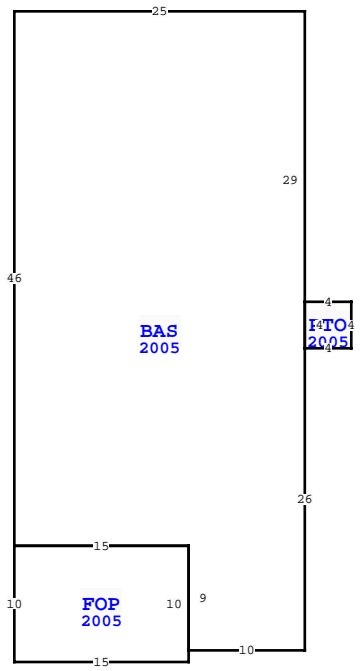


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
08	SHT VINYL 50				
14	CARPET 50				
04	AIR DUCTED 100				
03	CENTRAL 100				
	3 100				
	2 100				
	0 100				
1.	1. 100				
	0 100				
08	FAIR				
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	1,240	100	2005	1,240	124,975
FOP	150	30	2005	45	4,535
PTO	16	5	2005	1	101
TOTALS	1,406			1,286	129,611

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		158,062	2005	2005	0	0	18.00	82.00	Heated Area: 1240 HX Base Yr 2020	



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		129,611	
TOTAL MARKET OB/XF VALUE		1,485	
TOTAL LAND VALUE - MARKET		14,000	
TOTAL MARKET VALUE		145,096	
SOH/AGL Deduction		33,783	
ASSESSED VALUE		111,313	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		61,313	
TOTAL JUST VALUE		145,096	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		126,254	
5YR CK NC FR			
ADD HX FOR MILLSAPP			
AMENDED TRIM SENT TO NEW OWNER			
HX REMOVAL LETTER MAILED			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2013176	WINDOWS/DOORS-CO	0	03/26/2013
2013212	MECH-CO	0	04/10/2012
32915	SFD	0	01/10/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1132/0468	11/20/2019	WD Q	Q	I	01	127,000
GRANTOR: LAS HOLDINGS LLC						
GRANTEE: MILLSAPP TIFFANY						
1128/0072	10/11/2019	CT U	I	18		100
GRANTOR: WAKULLA CLERK OF COUR						
GRANTEE: LAS HOLDINGS LLC						

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	0955	PRIVACY FE	0	100	0	0			15.00	100	2005	2005	3	20	1,083	
2	0625	PORT WD UT	0	100	10	10			6.00	100	2015	2015	3	67	402	

BLD DATE		11/07/2018	RTSR	LGL DATE	
XF DATE	11/07/2018	RTSR	LAND DATE	03/19/2018	RTSR
INC DATE			AG DATE		

BUILDING NOTES													
BAS=[YR=2005] W25 S46 FOP=[YR=2005] E15 S10 W15 N10\$ E15 S9 E10 N26 PTO=[YR=2005] E4 N4 W4 S4\$ N29\$.													

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	1.00	LT		1.00	1.00	1.00	7,000.00	7,000.00	7,000							