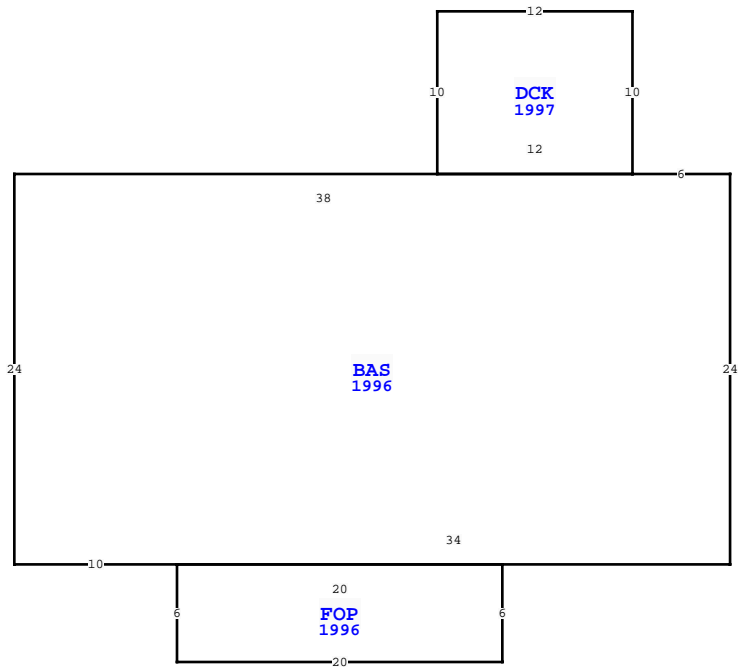




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	02	WOOD FRAME	100
Exterior Wall	30	VINYL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	10	LAMINATED	50
Interior Floo	12	HARDWOOD	50
Heating Type	04	AIR 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	11.00	1.20/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,056	100	1996
DCK	120	10	1997
FOP	120	30	1996
TOTALS	1,296		

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%	- 2021									
			Heated Area: 1056				HX Base Yr 2021					



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			98,558
TOTAL MARKET OB/XF VALUE			571
TOTAL LAND VALUE - MARKET			30,000
TOTAL MARKET VALUE			129,129
SOH/AGL Deduction			41,189
ASSESSED VALUE			87,940
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			37,940
TOTAL JUST VALUE			129,129
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			112,087
DEMO XFOB.			
FR 5 YR CK, ADJ EYB 1996-2000 NEW REROOF,			
ADD HX FOR 2021- KING			
EMLD DR501R TO LEON FOR TRUE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000259	REROOF	0	03/04/2019
2012289	MECH	0	05/11/2012
21243	N/A	0	08/01/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1168/0436	8/31/2020	WD	Q	I	01	144,000
GRANTOR: CLEAR SPRINGS PROPERT						
GRANTEE: WISHAM CARLOS AKA H						
1166/0611	8/26/2020	WD	Q	I	01	129,000
GRANTOR: TRUE ALINE						
GRANTEE: CLEAR SPRINGS PROPE						

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	1996	1996	3	20	480	
2	0211	CONCRETE W	0	100	4	3			6.00	100	1997	1997	3	20	14	
3	0625	PORT WD UT	0	100	8	8			6.00	100	1997	1997	3	20	77	

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	DPHT 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			60.00	120.00	2.00	LT		1.00	1.00	1.00	15,000.00	15,000.00	30,000							