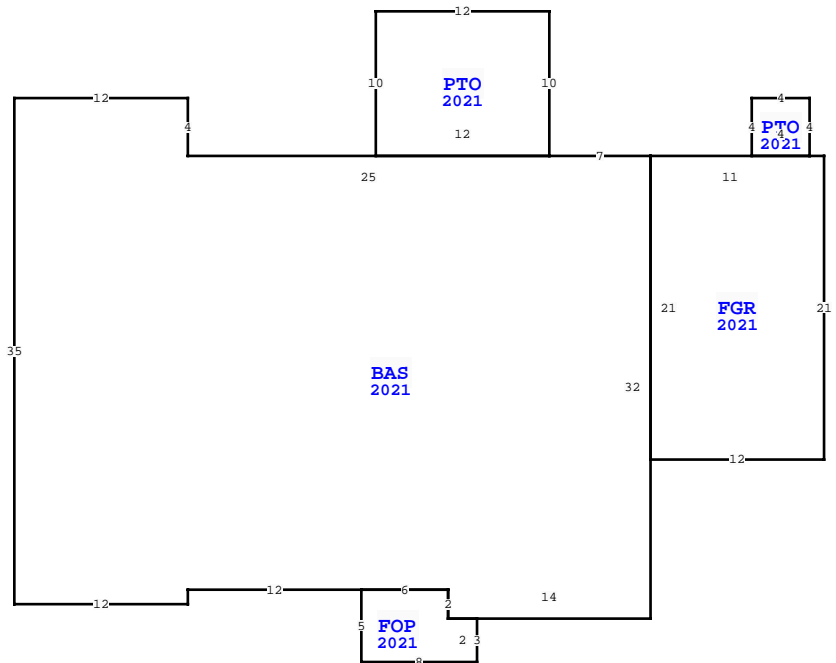


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR	SLAB 100
Frame	02	WOOD	FRAME 100
Exterior Wall	05	HARDIE	BRD 100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	10	LAMINATED	50
Interior Floor	14	CARPET	50
Heating Type	04	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	03	AVERAGE	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM	1	MKT AREA	10
NEIGHBORHOOD/LOC	7.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,408	100	2021
FGR	252	50	2021
FOP	36	30	2021
PTO	16	5	2021
PTO	120	5	2021
TOTALS	1,832		

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%	- 2022								
			Heated Area: 1408				HX Base Yr 2022				



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			165,450
TOTAL MARKET OB/XF VALUE			11,166
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			251,616
SOH/AGL Deduction			47,527
ASSESSED VALUE			204,089
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			154,089
TOTAL JUST VALUE			251,616
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			204,028
ADDED SPOU SSN, ANNA V EDWARDS			
FR PRMT CK, PU XFOBS. CC 02/2022			
MC OR 1301 P 565 EDWARDS H3			
PU SFD; XFOB PWR 1-27-21; CO 3/2/21			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OBN22-00000	WOOD SHED-CC	0	01/24/2022
20001004	SFD-CO	0	10/23/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1196/0208	3/05/2021	WD Q	Q	I	01	225,000
GRANTOR: GOLDEN CONSTRUCTION C						
GRANTEE: EDWARDS AARON LEE J						
1170/0123	9/18/2020	WD Q	Q	V	05	82,500
GRANTOR: PETRANDIS JOHNNY G						
GRANTEE: GOLDEN CONSTRUCTION						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0210	CONCRETE D	0	100	31	20			6.00	100	2021
2	0210	CONCRETE D	0	100	17	5			6.00	100	2021
3	0030	BARN, POLE	0	100	36	24			9.00	100	2021
4	0625	PORT WD UT	0	100	10	16			0.00	100	2022

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
1	000100	C	SFR	100			326.00	450.00	3.00	LT	1.00

BUILDING NOTES						
FGR=[YR=2021] W1 PTO=[YR=2021] N4 W4 S4 E4 \$ W11						
BAS=[YR=2021] W7 PTO=[YR=2021] N10 W12 S10 E12\$ W25 N4 W12						
S35 E12 N1 E12 FOP=[YR=2021] S5 E8 N3 W2 N2 W6\$ E6 S2 E14						
N32\$ S21 E12 N21\$.						

BUILDING DIMENSIONS											
FGR=[YR=2021] W1 PTO=[YR=2021] N4 W4 S4 E4 \$ W11											
BAS=[YR=2021] W7 PTO=[YR=2021] N10 W12 S10 E12\$ W25 N4 W12											
S35 E12 N1 E12 FOP=[YR=2021] S5 E8 N3 W2 N2 W6\$ E6 S2 E14											
N32\$ S21 E12 N21\$.											

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	% 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			326.00	450.00	3.00	LT	1.00	1.00	1.00	25,000.00	25,000.00	75,000							