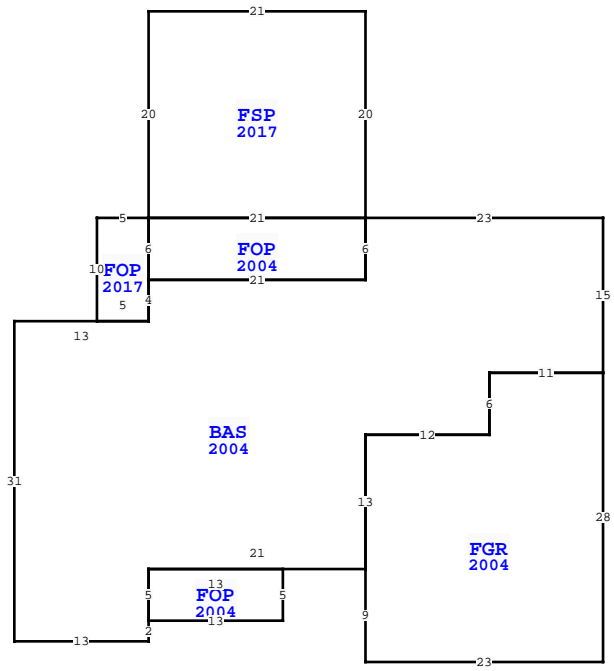




ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
30	VINYL 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
08	SHT VINYL 50				
14	CARPET 50				
04	AIR DUCTED 100				
03	CENTRAL 100				
	3 100				
	2 100				
	0 100				
1.	1. 100				
	0 100				
08	FAIR				
0100	SINGLE FAMILY				
4	MKT AREA		10		
76.00	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,408	100	2004	1,408	105,312
FGR	572	50	2004	286	21,391
FOP	65	30	2004	20	1,496
FOP	126	30	2004	38	2,842
FOP	50	30	2017	15	1,122
FSP	420	55	2017	231	17,278
TOTALS	2,641			1,998	149,441

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% - 2006		92.34	184,495	2004	2004	0	0	19.00	81.00
Heated Area: 1408 HX Base Yr 2006											



WAKULLA COUNTY PROPERTY				
VALUATION SUMMARY			PAGE 1 of 1	
VALUATION BY			STANDARD	
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE			149,441	
TOTAL MARKET OB/XF VALUE			3,464	
TOTAL LAND VALUE - MARKET			10,000	
TOTAL MARKET VALUE			162,905	
SOH/AGL Deduction			37,269	
ASSESSED VALUE			125,636	
TOTAL EXEMPTION VALUE			55,000	
BASE TAXABLE VALUE			70,636	
TOTAL JUST VALUE			162,905	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			164,810	
H5 DUE TO COA PER NCOA REPORT				
DC OR 1340 P 264 JAMES OSGOOD				
ADDRESS CLEANUP - MV TO LN 1				
FR 5 YR CK, PU XFOB				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
17001148	REROOF	0	08/22/2017	
17000616	SCREEN ROOM	0	05/08/2017	
32099	SFD	0	07/15/2004	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD	SALE PRICE
0711/0736	5/11/2007	QC Q	Q I 01	100
GRANTOR: OSGOOD JAMES				
GRANTEE: OSGOOD JAMES & VIRG				
0579/0294	2/06/2005	WD Q	I	155,900
GRANTOR: RIDLEY ENTERPRISES				
GRANTEE: OSGOOD JAMES				
BUILDING NOTES				
BUILDING DIMENSIONS				
BAS=[YR=2004] W23 FSP=[YR=2017] N20 W21 S20 E21\$				
FOP=[YR=2004] W21 S6 E21 N6 \$ S6 W21 FOP=[YR=2017] N6 W5 S10				
E5 N4\$ S4 W13 S31 E13 N2 FOP=[YR=2004] E13 N5 W13 S5\$ N5 E21				
FGR=[YR=2004] S9 E23 N28 W11 S6 W12 S13\$ N13 E12 N6 E11 N15\$.				

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	16	25	400.00	SF	6.00	6.00	100	2004	2004	3	23	552	
2	0055	PORTABLE C	0 100	18	20	360.00	SF	3.00	3.00	100	2013	2013	3	57	616	
3	0055	PORTABLE C	0 100	18	20	360.00	SF	3.00	3.00	100	2017	2017	3	76	821	
4	0700	PORT BLDG	0 100	12	16	192.00	SF	8.00	8.00	100	2021	2021	3	96	1,475	

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	10,000.00	10,000.00	10,000							