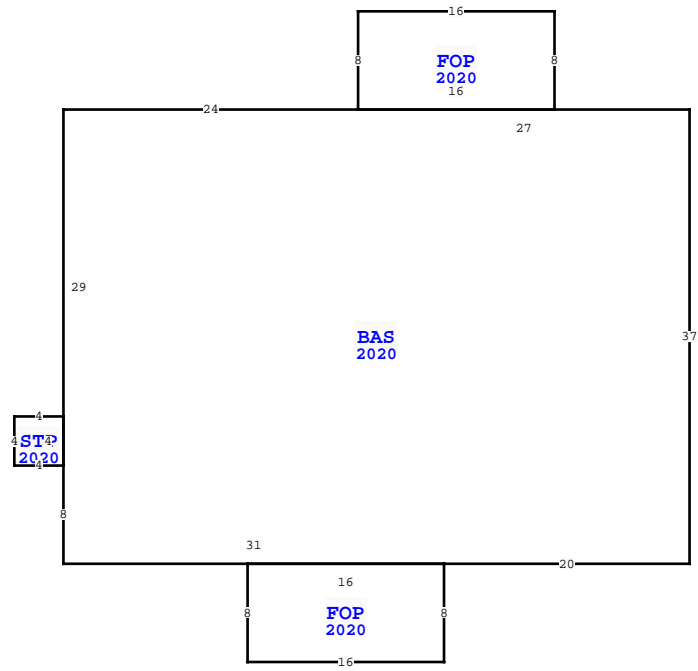


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
20	FACE BRICK 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 90				
06	CUST PANEL 10				
07	VYL PLANK 90				
11	CLAY TILE 10				
04	AIR DUCTED 100				
03	CENTRAL 100				
	Bedrooms	3	100		
	Bathrooms	2	100		
	Story Height	0	100		
1.	Stories	1.	100		
	Units	0	100		
03	AVERAGE				
0100	SINGLE FAMILY				
1	MKT AREA		10		
000	NEIGHBORHOOD/LOC	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,887	100	2020	1,887	202,587
FOP	128	30	2020	38	4,080
FOP	128	30	2020	38	4,080
STP	16	10	2020	2	214
TOTALS	2,159			1,965	210,961

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,965	116.5000	110.68	217,486	2020	2020	0	0	3.00	97.00
2 SINGLE FAM		100% - 2021		Heated Area: 1887		HX Base Yr 2021					



WAKULLA COUNTY PROPERTY				
VALUATION SUMMARY			PAGE 1 of 1	
VALUATION BY		STANDARD		
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE		210,961		
TOTAL MARKET OB/XF VALUE		4,101		
TOTAL LAND VALUE - MARKET		25,000		
TOTAL MARKET VALUE		240,062		
SOH/AGL Deduction		8,456		
ASSESSED VALUE		231,606		
TOTAL EXEMPTION VALUE		HX HB 50,000		
BASE TAXABLE VALUE		181,606		
TOTAL JUST VALUE		240,062		
NCON VALUE		0		
INCOME VALUE		0		
PREVIOUS YEAR MKT VALUE		242,521		
ADD HX&PORT FOR 2021- LEAVINE				
XFOB LN 1-3 & PU XFOB LN 4.				
5 YR PRCL CK, REPLACE BLDG 2 W/ NEW SFD, CHG				
COA PER NCOA TRIM REPORT				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
20000538	MECH-CO	0	06/10/2020	
20000531	ELECTRIC-CO	0	06/08/2020	
2013385	SFD-CO	0	06/12/2013	
2005656	A/C	0	05/11/2005	
2005633	SWMH	0	05/06/2005	
025209	MECH	0	06/24/1999	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD	SALE PRICE
1177/0259	10/29/2020	WD Q	I 01	318,500
GRANTOR: BENUS PROPERTIES LLC				
GRANTEE: LEAVINE HUNTER C &				
1175/0737	10/27/2020	QC U	I 11	100
GRANTOR: HARVEY RHONDA				
GRANTEE: BENUS PROPERTIES LL				
BUILDING NOTES				
BUILDING DIMENSIONS				
BAS=[YR=2020] W27 FOP=[YR=2020] E16 N8 W16 S8 W24 S29				
STP=[YR=2020] N4 W4 S4 E4 S8 E31 FOP=[YR=2020] W16 S8 E16 N8 S E20 N37 S.				

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	24	24			576.00	100	2020	2020	3	89	3,076	
2	0211	CONCRETE W	0	100	5	3			15.00	100	2020	2020	3	89	80	
3	0211	CONCRETE W	0	100	30	4			120.00	100	2020	2020	3	89	641	
4	0956	PRIVACY FE	0	100	0	0			18.00	100	2020	2020	3	89	304	
<b>TOTAL OB/XF</b> 4,101																

LAND DESCRIPTION																								
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			0.00	0.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							