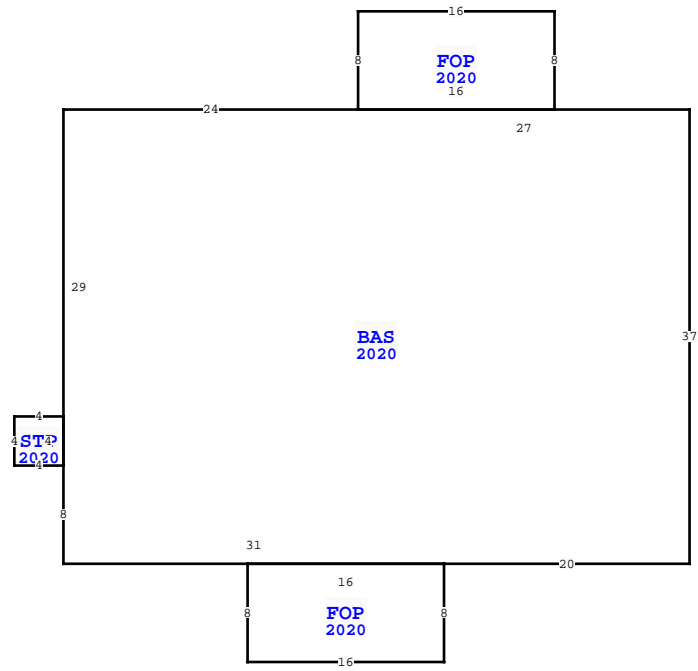


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	02	WOOD FRAME	100
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	90
Interior Wall	06	CUST PANEL	10
Interior Floo	07	VYL PLANK	90
Interior Floo	11	CLAY TILE	10
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	000	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,887	100	2020
FOP	128	30	2020
FOP	128	30	2020
STP	16	10	2020
TOTALS	2,159		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
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			
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
1177/0259	10/29/2020	WD Q	I 01
		SALE PRICE	
		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
1	0210	CONCRETE D	0	100	24	24			576.00	100	2020	2020
2	0211	CONCRETE W	0	100	5	3			15.00	100	2020	2020
3	0211	CONCRETE W	0	100	30	4			120.00	100	2020	2020
4	0956	PRIVACY FE	0	100	0	0			18.00	100	2020	2020
TOTALS												
TOTAL OB/XF 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
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00
TOTALS												
TOTAL OB/XF 4,101												