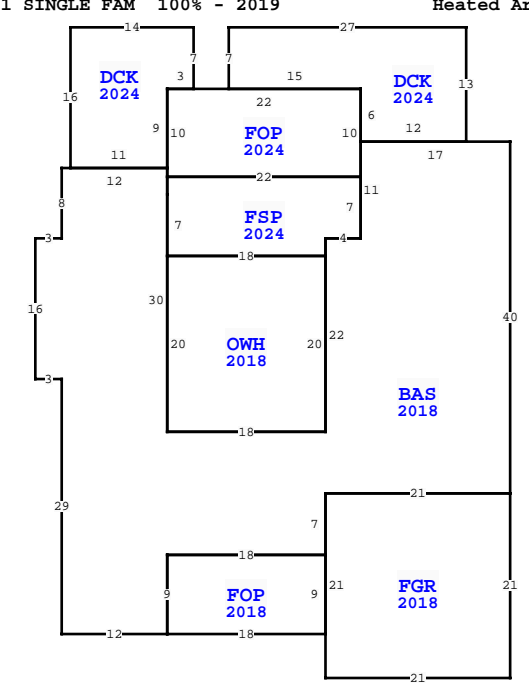




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 80
Exterior Wall	11	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		4 100
Bathrooms		3 100
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	393.00	1.20/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,732	100
DCK	197	10
DCK	261	10
FGR	441	50
FOP	162	30
FOP	220	30
FSP	190	55
OWH	360	100
TOTALS	3,563	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,577	118.2000	134.75	347,251	2018	2018	0	0	5.00	95.00
1 SINGLE FAM 100% - 2019 Heated Area: 2092 HX Base Yr 2019											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		329,888	
TOTAL MARKET OB/XF VALUE		44,798	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		424,686	
SOH/AGL Deduction		50,981	
ASSESSED VALUE		373,705	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		323,705	
TOTAL JUST VALUE		424,686	
NCON VALUE		52,218	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		371,284	
5 YR CH FR 5/16/23 PU TRAVS, XFOBS, AND EXW			
5 YR PRCL CK, N/C			
ADD HX FOR 2019- HAINES			
5 YR PRCL CH, PU XFOB LN 5			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000800	SHED INSTALL	0	07/31/2018
17001679	SFD- CO	0	12/12/2017
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD
1080/0868	7/25/2018	WD Q	I 01
SALE PRICE 322,000			
GRANTOR: GOLDEN CONSTRUCTION C			
GRANTEE: HAINES KAREN M			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=2018;ORIG=0,0] W17 S11 W4 S22 W18 N30 W12 S8 W3 S16 E3 S29 E12 N9 E18 N7 E21 N40 \$			
FGR=[YR=2018;ORIG=0,40] W21 S21 E21 N21 \$			
OWH=[YR=2018;ORIG=-39,33] E18 N20 W18 S20 \$			
DCK=[YR=2024;DPR_YEAR=2020;ORIG=-32,-13] E27 S13 W12 N6 W15 N7 \$			
FOP=[YR=2024;DPR_YEAR=2020;ORIG=-39,-6] E22 S10 W22 N10 \$			
DCK=[YR=2024;DPR_YEAR=2020;ORIG=-50,-13] E14 S7 W3 S9 W11 N16 \$			
FSP=[YR=2024;DPR_YEAR=2018;ORIG=-39,4] E22 S7 W4 S2 W18 N7 N2 \$			
FOP=[YR=2018;ORIG=-39,56] E18 N9 W18 S9 \$			

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	0140	FIRE PLACE	0	100	0	0	UT	1.00	2,280.00	100	2018	2018	3	90	2,052	
2	0210	CONCRETE D	0	100	172	12	SF	7.20	7.20	100	2018	2018	3	80	11,889	
3	0210	CONCRETE D	0	100	0	0	SF	7.20	7.20	100	2018	2018	3	80	3,709	
4	0211	CONCRETE W	0	100	62	4	SF	7.20	7.20	100	2018	2018	3	80	1,428	
5	0625	PORT WD UT	0	100	20	10	SF	7.20	7.20	100	2018	2018	3	80	1,152	
6	0211	CONCRETE W	0	100	12	4	SF	7.20	7.20	100	2024	2020	AV	89	308	
7	0080	4' CHAINLI	0	100	0	0	LF	15.60	15.60	100	2024	2020	AV	89	1,888	
8	0225	POOL,FIBER	0	100	14	30	SF	60.00	60.00	100	2024	2018	AV	80	20,160	
9	0211	CONCRETE W	0	100	96	4	SF	7.20	7.20	100	2024	2018	AV	80	2,212	
TOTAL OB/XF 44,798																

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	50,000.00	50,000.00	50,000							

REVIEW DATE 05/16/2023 BY FRAK																								
Total Acres: 2.00					Total Land Value: 50,000					Market: 0					Agricultural: 0					Common: 50,000				