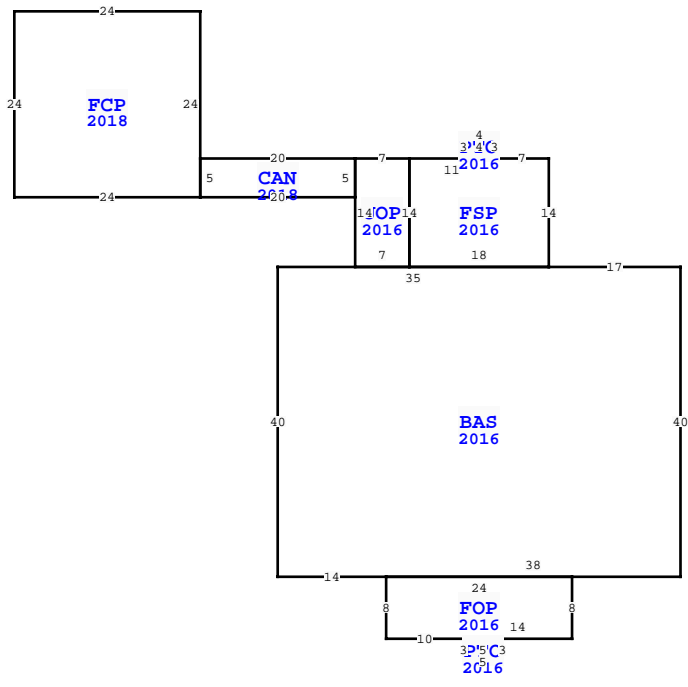


ELEMENT		CD	CONSTRUCTION		
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	100	
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL	100		
Interior Floo	10	LAMINATED	50		
Interior Floo	14	CARPET	50		
Heating Type	04	AIR DUCTED	100		
Air Condition	03	CENTRAL	100		
Bedrooms			4	100	
Bathrooms			2.5	100	
Story Height			0	100	
Stories	1.		1.	100	
Units			0	100	
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	2	MKT AREA		10	
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,080	100	2016	2,080	206,748
CAN	100	30	2018	30	2,982
FCP	576	25	2018	144	14,314
FOP	192	30	2016	58	5,765
FSP	252	55	2016	139	13,816
PTO	12	5	2016	1	100
PTO	15	5	2016	1	100
UOP	98	20	2016	20	1,988
TOTALS	3,325			2,473	245,812

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,473	112.5000	106.88	264,314	2016	2016	0	0	7.00	93.00		
1 SINGLE FAM 100% - 2017 Heated Area: 2080 HX Base Yr 2017													



WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				245,812		
TOTAL MARKET OB/XF VALUE				53,126		
TOTAL LAND VALUE - MARKET				112,050		
TOTAL MARKET VALUE				410,988		
SOH/AGL Deduction				186,055		
ASSESSED VALUE				224,933		
TOTAL EXEMPTION VALUE				HX HB 50,000		
BASE TAXABLE VALUE				174,933		
TOTAL JUST VALUE				410,988		
NCON VALUE				41,396		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				300,736		
JS PRMT CK, PU XFOB 5/8/2023						
2022 AG REMOVED NO RETURN CARD						
2021 AG RENEW W/O RENEW CARD						
5 YR PRCL CH, PU CORR TRAV						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
21000484	SWIMMING POOL-CC	0	07/06/2021			
18000314	CARPORT-CO	0	04/05/2018			
16000468	SFD-CO	0	05/23/2016			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0963/0174	2/19/2015	WD Q	V		01	37,300
GRANTOR: KREAGER PAUL M						
GRANTEE: GRANGER MATTHEW C &						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2016] W17 FSP=[YR=2016] N14 W7 PTO=[YR=2016] N3 W4 S3 E4\$ W11 S14 UOP=[YR=2016] N14 W7 CAN=[YR=2018] W20 S5 FCP=[YR=2018] N24 W24 S24 E24\$ E20 N5\$ S14 E7\$ E18\$ W35 S40 E14 FOP=[YR=2016] S8 E10 PTO=[YR=2016] S3 E5 N3 W5\$ E14 N8 W24\$ E38 N40\$.						

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	0030	BARN_POLE	0	100	48	36			9.00	100	2015	2015	3	67	10,420	
2	0130	FIRE PLACE	0	100	0	0			1,300.00	100	2016	2016	3	86	1,118	
3	0956	PRIVACY FE	0	100	0	0			19.00	100	2016	2016	3	72	192	
4	0230	POOL_CONCR	0	100	0	0			65.00	100	2024	2023	AV	100	33,150	
5	0209	CONCRETE P	0	100	0	0			8.00	100	2024	2023	AV	100	4,256	
6	0125	MTL/VYL AC	0	100	0	0			19.00	100	2024	2023	AV	100	3,990	

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	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		AG	0.00	0.00	7.47	AC		1.00	1.00	1.00	15,000.00	15,000.00	112,050							