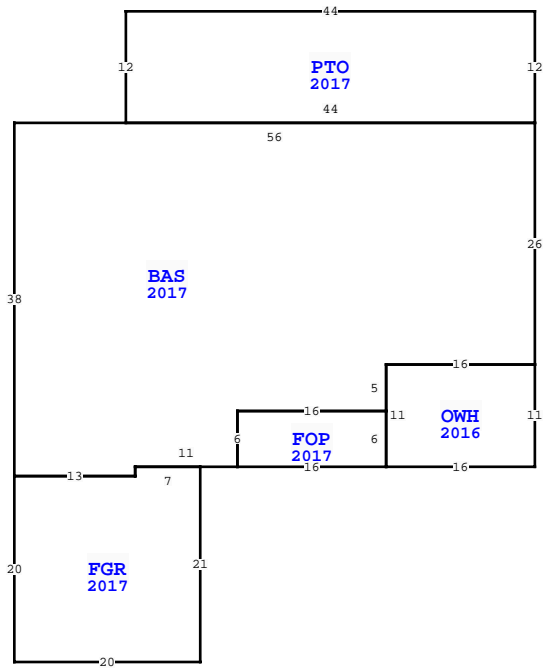


ELEMENT		CD	CONSTRUCTION		
Foundation	02		CONCR	SLAB 100	
Frame	02		WOOD	FRAME 100	
Exterior Wall	05		HARDIE	BRD 100	
Roof Structur	03		GABLE/HIP	100	
Roof Cover	03		COMP SHNGL	100	
Interior Wall	05		DRYWALL	100	
Interior Floor	12		HARDWOOD	70	
Interior Floor	14		CARPET	30	
Heating Type	04		AIR DUCTED	100	
Air Condition	03		CENTRAL	100	
Bedrooms			4	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	389.00		1.40/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,813	100	2017	1,813	265,416
FGR	407	50	2017	204	29,865
FOP	96	30	2017	29	4,245
OWH	176	100	2016	176	25,765
PTO	528	5	2017	26	3,806
TOTALS	3,020			2,248	329,098

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,248	117.1000	155.74	350,104	2017	2017	0	0	6.00	94.00
1 SINGLE FAM 100% - 2018 Heated Area: 1989 HX Base Yr 2018											



WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION BY				STANDARD		
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE				329,098		
TOTAL MARKET OB/XF VALUE				11,547		
TOTAL LAND VALUE - MARKET				75,000		
TOTAL MARKET VALUE				415,645		
SOH/AGL Deduction				123,840		
ASSESSED VALUE				291,805		
TOTAL EXEMPTION VALUE				50,000		
BASE TAXABLE VALUE				241,805		
TOTAL JUST VALUE				415,645		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				354,603		
VERIFIED 5 YR CH						
5 YR CH, PRMT CH, PU XFOB						
SOH PORTED FROM LEON/2018/FRADY						
5 YR PRCL CH, PU NEW SFD, PU XFOB LN 1-5						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
21000742	SHED	0	08/27/2021			
17000306	SFD-CO	0	03/09/2017			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1042/0522	7/28/2017	WD	Q	I	01	312,900
GRANTOR: PAFFORD PROPERTIES &						
GRANTEE: FRADY BETH W & DAVI						
1026/0296	1/30/2017	WD	Q	V	01	67,000
GRANTOR: KREAGER PAUL M & MARC						
GRANTEE: PAFFORD PROPERTIES						
BUILDING NOTES						
BUILDING DIMENSIONS						
PTO=[YR=2017] W44 S12 E44 BAS=[YR=2017] W56 S38						
FGR=[YR=2017] S20 E20 N21 W7 S1 W13\$ E13 N1 E11 N6 E16 N5 E16						
OWH=[YR=2016] W16 S11 FOP=[YR=2017] N6 W16 S6 E16\$ E16 N11\$						
N26\$ N12\$.						

EXTRA FEATURES															TOTAL OB/XF		
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	0130	FIRE PLACE	0	100	0	0	1.00	UT	1,300.00	1,300.00	100	2017	2017	3	88	1,144	
2	0210	CONCRETE D	0	100	57	16	912.00	SF	6.00	6.00	100	2017	2017	3	76	4,159	
3	0210	CONCRETE D	0	100	0	0	210.00	SF	6.00	6.00	100	2017	2017	3	76	958	
4	0211	CONCRETE W	0	100	67	3	201.00	SF	6.00	6.00	100	2017	2017	3	76	917	
5	0210	CONCRETE D	0	100	40	10	400.00	SF	6.00	6.00	100	2017	2017	3	76	1,824	
6	0625	PORT WD UT	0	100	12	8	96.00	SF	6.00	6.00	100	2021	2021	3	93	536	
7	0055	PORTABLE C	0	100	30	24	720.00	SF	3.00	3.00	100	2021	2021	3	93	2,009	
															11,547		

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	75,000.00	75,000.00	75,000							