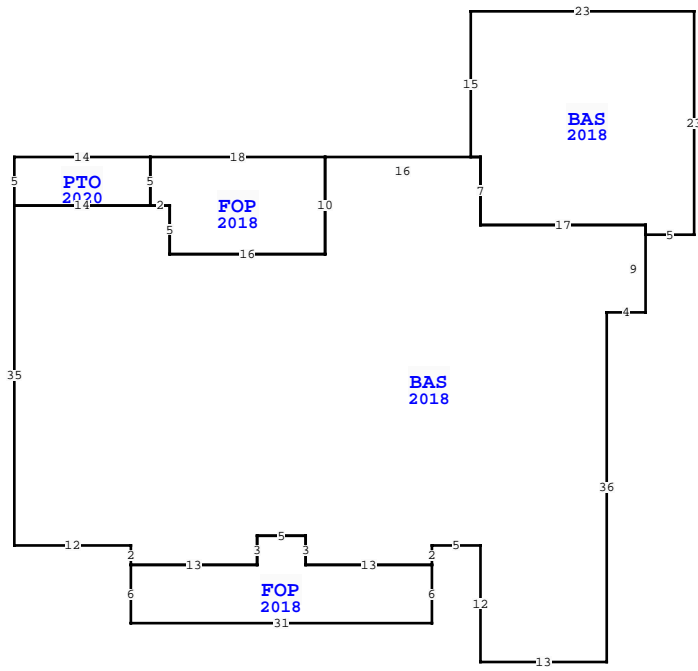




ELEMENT		CD	CONSTRUCTION		
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	100	
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL	100		
Interior Floo	12	HARDWOOD	70		
Interior Floo	14	CARPET	30		
Heating Type	04	AIR DUCTED	100		
Air Condition	03	CENTRAL	100		
Bedrooms	4 100				
Bathrooms	3 100				
Story Height	0 100				
Stories	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	504	100	2018	504	73,932
BAS	2,348	100	2018	2,348	344,427
FOP	170	30	2018	51	7,481
FOP	201	30	2018	60	8,802
PTO	70	5	2020	4	587
TOTALS	3,293			2,967	435,227

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2019		Heated Area: 2852					HX Base Yr	2019



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 2	
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	542,131		
TOTAL MARKET OB/XF VALUE	83,297		
TOTAL LAND VALUE - MARKET	75,000		
TOTAL MARKET VALUE	700,428		
SOH/AGL Deduction	166,735		
ASSESSED VALUE	533,693		
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE	483,693		
TOTAL JUST VALUE	700,428		
NCON VALUE	14,400		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	549,669		
PRMT CK 5-17-23 FR PU POLE BARN, CH DIM ON PORTABL			
FR PRMT CK, PU XFOBS. CC 01/2022			
PU INLAW SUITE; CARD 2; CO 1/26/2021			
QUALITY.			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001164	ENCLOSURE-CC	0	12/13/2022
OBN21-00032	SOLAR PANEL-CC	0	12/01/2021
B20-000701	SWIMMING POOL-CC	0	08/14/2020
20000625	GUEST COTTAGE-CO	0	08/10/2020
18000448	SFD-CO	0	04/26/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1027/0019	1/30/2017	WD Q	V		01	49,000
GRANTOR: KREAGER PAUL M & MARC						
GRANTEE: HAND EDWARD & TAYNA						

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	1.00	UT	1,900.00	1,900.00	100	2018	2018	3	90	1,710	
2	0700	PORT BLDG	0	100	20	200.00	SF	8.00	8.00	100	2018	2018	3	90	1,440	
3	0210	CONCRETE D	0	100	0	2,688.00	SF	6.00	6.00	100	2020	2020	3	89	14,354	
4	0211	CONCRETE W	0	100	70	280.00	SF	6.00	6.00	100	2020	2020	3	89	1,495	
5	0955	PRIVACY FE	0	100	0	16.00	LF	15.00	15.00	100	2020	2020	3	97	233	
6	0213	CONCRETE P	0	100	6	48.00	SF	6.00	6.00	100	2020	2020	3	100	288	
7	0230	POOL, CONCR	0	100	32	512.00	SF	65.00	65.00	100	2020	2020	3	89	29,619	
8	0211	CONCRETE W	0	100	0	1,103.00	SF	6.00	6.00	100	2020	2020	3	89	5,890	
9	0700	PORT BLDG	0	100	10	200.00	SF	8.00	8.00	100	2020	2020	3	94	1,504	
10	0080	4' CHAINLI	0	100	0	27.00	LF	13.00	13.00	100	2022	2022	3	97	340	
TOTALS															56,873	

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							

