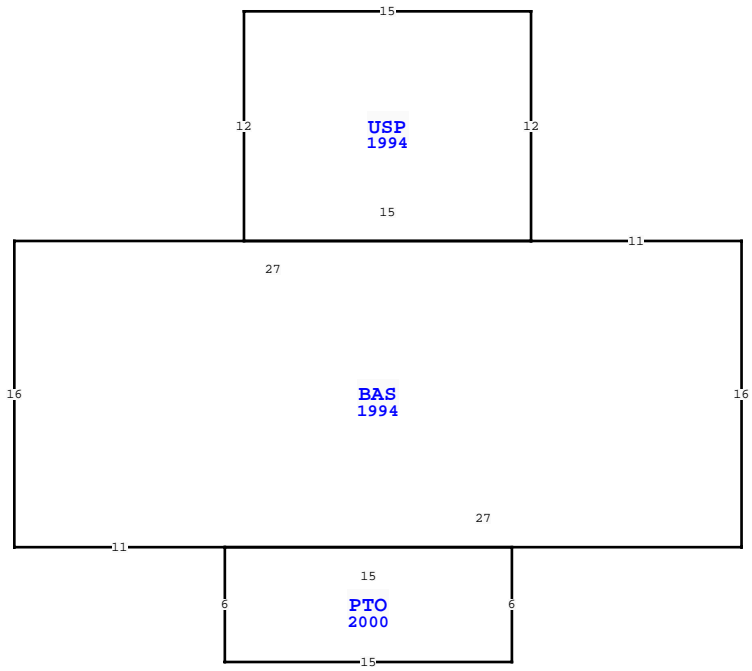




ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
03	CONCR STEM 100				
02	WOOD FRAME 100				
05	HARDIE BRD 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
07	VYL PLANK 100				
04	AIR DUCTED 100				
03	CENTRAL 100				
	1 100				
	1 100				
	0 100				
1.	1. 100				
	0 100				
08	FAIR				
0100	SINGLE FAMILY				
4	MKT AREA	10			
999.00	1.25/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	608	100	1994	608	56,047
PTO	90	5	2000	4	369
USP	180	40	1994	72	6,638
TOTALS	878			684	63,052

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	684	103.5000	122.91	84,070	1994	1998		0	0	25.00	75.00	
1 SINGLE FAM 100% - 2022 Heated Area: 608 HX Base Yr 2022													



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		63,052	
TOTAL MARKET OB/XF VALUE		331	
TOTAL LAND VALUE - MARKET		37,350	
TOTAL MARKET VALUE		100,733	
SOH/AGL Deduction		22,497	
ASSESSED VALUE		78,236	
TOTAL EXEMPTION VALUE		HX HB 34,063	
BASE TAXABLE VALUE		44,173	
TOTAL JUST VALUE		100,733	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		81,865	
CH FLR. CC 08/2022			
FR PRMT CK, CH EYB 1994-1998 NEW WNDW & DOORS			
5 YR PRCL CK, N/C			
LN 2			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000348	WINDOWS-CC	0	06/08/2022
16000005	RE-ROOF-CO	0	01/04/2016
18614	N/A	0	06/13/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1229/0294	9/17/2021	WD	Q	I	01	85,000
GRANTOR: HANWAY JACK B						
GRANTEE: RIVERS GEORGE & TIF						
0959/0490	1/09/2015	QC	U	I	30	100
GRANTOR: HANWAY JULIA D						
GRANTEE: HANWAY JACK B						

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	0211	CONCRETE W	0	100	14	3		42.00	SF	6.00	6.00	100	1994	1994	3	20	50	
2	0620	WOOD UTL B	0	100	8	15		120.00	SF	6.00	6.00	100	2009	2009	3	39	281	

BLD DATE		08/21/2014	FRSR	LGL DATE	01/28/2019	FRSS
XF DATE		01/28/2019	FRSS	LAND DATE	01/28/2019	FRSS
INC DATE				AG DATE		

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=1994] W11 USP=[YR=1994] N12 W15 S12 E15\$ W27 S16 E11 PTO=[YR=2000] S6 E15 N6 W15\$ E27 N16\$.	

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	0		RR1	0.00	0.00	2.49	AC		1.00	1.00	1.00	15,000.00	15,000.00	37,350							