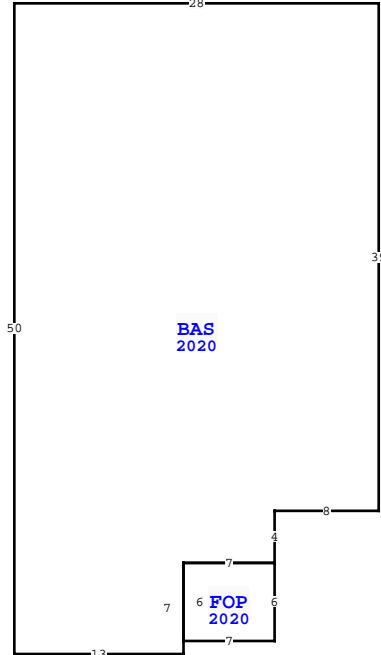




ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	100	
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL	100		
Interior Floo	10	LAMINATED	70		
Interior Floo	14	CARPET	30		
Heating Type	04	AIR DUCTED	100		
Air Condition	03	CENTRAL	100		
Bedrooms				3	100
Bathrooms				2	100
Story Height				0	100
Stories	1.			1.	100
Units				0	100
Quality	08	FAIR			
DOR CODE	0100	SINGLE	FAMILY		
MAP NUM	4	MKT AREA		10	
NEIGHBORHOOD/LOC	10.00			1.20/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,263	100	2020	1,263	144,428
FOP	42	30	2020	13	1,487
TOTALS	1,305			1,276	145,915

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%	- 2022		150,428	2020	2020	0	0	3.00	97.00	
				Heated Area: 1263				HX Base Yr 2022				



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			145,915
TOTAL MARKET OB/XF VALUE			4,938
TOTAL LAND VALUE - MARKET			7,650
TOTAL MARKET VALUE			158,503
SOH/AGL Deduction			25,361
ASSESSED VALUE			133,142
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			83,142
TOTAL JUST VALUE			158,503
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			135,849
COA 2021 TRIM RETURN TO SENDER			
2021 HX APPLIED SCOTT			
5 YR PRCL CK, PU NEW SFD & XFOB LN 1-2			
2020 TRIM RETURN UTF			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000090	SFD-CO	0	10/25/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1234/0158	10/15/2021	WD	Q	I	01	168,000
GRANTOR: SCOTT MANDY M						
GRANTEE: MATHIS TROY K						
1153/0483	5/06/2020	WD	Q	I	01	140,000
GRANTOR: SMYTHE ALBERT E						
GRANTEE: SCOTT MANDY M						

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	0955	PRIVACY FE	0	100	0	0			15.00	100	2020	2020	3	97	4,511	
2	0625	PORT WD UT	0	100	10	8			6.00	100	2020	2020	3	89	427	

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2020] W28 S50 E13 N7 FOP=[YR=2020] S6 E7 N6 W7\$ E7 N4 E8 N39\$.			

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			50.00	100.00	1.00	LT		1.00	1.00	1.00	7,650.00	7,650.00	7,650								