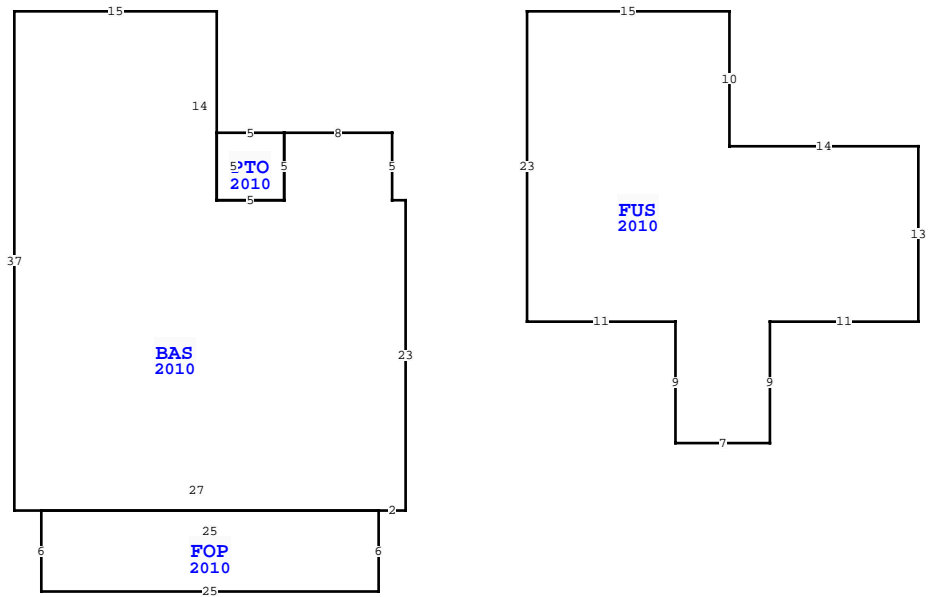


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
30	VINYL 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
10	LAMINATED 70				
14	CARPET 30				
04	AIR DUCTED 100				
03	CENTRAL 100				
	4 100				
	2.5 100				
	0 100				
2.	2. 100				
	0 100				
08	FAIR				
0100	SINGLE FAMILY				
4	MKT AREA	10			
10.00		1.20/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	917	100	2010	917	89,959
FOP	150	30	2010	45	4,414
FUS	590	100	2010	590	57,879
PTO	25	5	2010	1	98
TOTALS	1,682			1,553	152,351

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,553	98.9100	112.76	175,116	2010	2010	0	0	13.00	87.00		
1 SINGLE FAM 100% - 2011 Heated Area: 1507 HX Base Yr 2011													



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			152,351
TOTAL MARKET OB/XF VALUE			921
TOTAL LAND VALUE - MARKET			45,900
TOTAL MARKET VALUE			199,172
SOH/AGL Deduction			103,926
ASSESSED VALUE			95,246
TOTAL EXEMPTION VALUE	HX HB VX		55,000
BASE TAXABLE VALUE			40,246
TOTAL JUST VALUE			199,172
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			177,423
5 YR PRCL CK NC FR			
# 08971-000, 08969-000 & 08968-000			
COMBINED LOTS 44, 45 & 49, FROM PACREL			
IN JANUARY 2020. SHREDDED REQUEST.			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
18001098	ELECTRIC	0	11/28/2018
2010392	SFD-CO	0	06/07/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1061/0763	2/02/2018	QC	U	I	30	59,000
GRANTOR: MOKI MARSHA J ALLEN						
GRANTEE: MOKI JESSE & MARSHA						
0833/0173	8/19/2010	WD	Q	I	01	143,200
GRANTOR: JSR CONSTRUCTION & DE						
GRANTEE: ALLEN MARSHA J						

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	0210	CONCRETE D	0	100	21	17		6.00	100	2010	2010	3	43	921	
2	0605	PORT VINYL	0	100	7	12		0.00	100	2010	2010	3	43	0	
TOTALS														921	

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	000000	C	VAC RES	100			0.00	0.00	5.00	LT		1.00	1.00	1.00	7,650.00	7,650.00	38,250							
2	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							