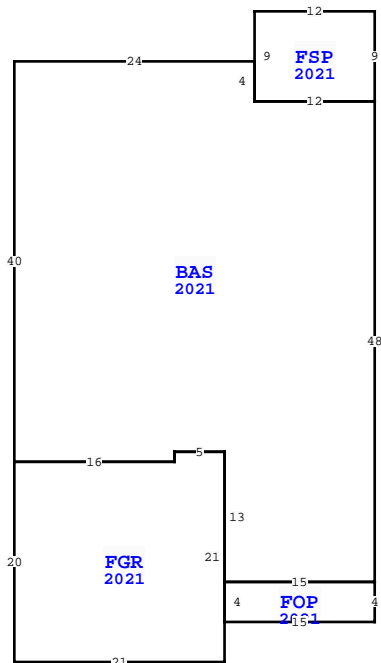




ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 80				
20	FACE BRICK 20				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
10	LAMINATED 50				
14	CARPET 50				
04	AIR DUCTED 100				
03	CENTRAL 100				
	Bedrooms	3	100		
	Bathrooms	2	100		
	Story Height	0	100		
1.	1. 100				
	Units	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	1,567	100	2021	1,567	179,780
FGR	425	50	2021	212	24,323
FOP	60	30	2021	18	2,065
FSP	108	55	2021	59	6,769
TOTALS	2,160			1,856	212,936

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,856	102.6900	117.07	217,282	2021	2021	0	0	2.00	98.00	
3 SINGLE FAM			100% - 2023	Heated Area: 1567			HX Base Yr 2023					



WAKULLA COUNTY PROPERTY				
VALUATION SUMMARY			PAGE 1 of 1	
VALUATION BY		STANDARD		
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE		212,936		
TOTAL MARKET OB/XF VALUE		3,973		
TOTAL LAND VALUE - MARKET		7,650		
TOTAL MARKET VALUE		224,559		
SOH/AGL Deduction		27,321		
ASSESSED VALUE		197,238		
TOTAL EXEMPTION VALUE		HX HB SX 13 197,238		
BASE TAXABLE VALUE		0		
TOTAL JUST VALUE		224,559		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		191,493		
PU SFD; XFOB PWR 6-28-21; CO 7/29/2021				
1 & 2. ADDED TO THIS LOT # IN ERROR.				
DELETED PLOT #2, LAND FEATURES AND XFOB LN				
5 YR PRCL CK, PU NEW SFD & XFOB LN 1,2				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
OBN21-00003	SFD-CO	0	04/05/2021	
20000645	SFD	0	07/23/2020	
20000067	SFD-CO	0	05/06/2020	
19000252	SFD-CO	0	03/26/2019	
2014843	WINDOWS/DOORS	0	10/10/2014	
200544	SFD	0	05/03/2005	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD	SALE PRICE
1285/0448	9/27/2022	WD Q	I 01	249,900
GRANTOR: HUYNH TRANG THI VU				
GRANTEE: THOMPSON THEODORE &				
1227/0551	9/03/2021	WD Q	V 01	218,000
GRANTOR: NELSON LANDING CORPOR				
GRANTEE: HUYNH TRANG THI VU				
BUILDING NOTES				
BUILDING DIMENSIONS				
FSP=[YR=2021] W12 S9 E12 BAS=[YR=2021] W12 N4 W24 S40				
FGR=[YR=2021] S20 E21 N21 W5 S1 W16\$ E16 N1 E5 S13				
FOP=[YR=2021] S4 E15 N4 W15\$ E15 N48 \$ N9\$.				

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	0	0		668.00	100	2021	2021	3	93	3,727	
2	0211	CONCRETE W	0	100	11	4		44.00	100	2021	2021	3	93	246	

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	DPHT 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			60.00	120.00	1.00	LT		1.00	1.00	1.00	7,650.00	7,650.00	7,650								