

BUILDING CHARACTERISTICS					
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 Floor	12	HARDWOOD 50			
Interior Floor	14	CARPET 50			
Heating Type	13	HEAT PUMP 100			
Air Condition	13	HEAT PUMP 100			
Bedrooms		4 100			
Bathrooms		2 100			
Story Height		0 100			
Stories	1.	1. 100			
Units		0 100			
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	3	MKT AREA 01			
NEIGHBORHOOD/LOC	317.00	1.10/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,795	100	2019	1,795	209,782
FGR	420	50	2019	210	24,542
FOP	102	30	2019	31	3,623
FSP	160	55	2019	88	10,284
PTO	9	5	2019	0	0
TOTALS	2,486			2,124	248,233

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								
Heated Area: 1795						HX Base Yr 2022					

WAKULLA COUNTY PROPERTY				
VALUATION SUMMARY			PAGE 1 of 1	
VALUATION BY		STANDARD		
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE		248,233		
TOTAL MARKET OB/XF VALUE		14,164		
TOTAL LAND VALUE - MARKET		55,000		
TOTAL MARKET VALUE		317,397		
SOH/AGL Deduction		66,551		
ASSESSED VALUE		250,846		
TOTAL EXEMPTION VALUE		HX HB VX 55,000		
BASE TAXABLE VALUE		195,846		
TOTAL JUST VALUE		317,397		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		248,405		
5 YR PRCL CK, N/C				
EMLD DR501R TO LEE CO FOR JOHNSTON				
ADD HX & PORT FOR 2020- JOHNSTON				
RCVD DR501R FROM LEE CO FOR JOHNSTON				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
18000066	SFD-CO	0	12/10/2018	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / U / I / RSN CD	SALE PRICE
1171/0699	9/25/2020	WD Q	I 01	282,000
GRANTOR: JOHNSTON MAXINE				
GRANTEE: GARDNER HAYLIE MICH				
1111/0776	5/16/2019	WD Q	I 01	252,900
GRANTOR: PAFFORD PROPERTIES &				
GRANTEE: JOHNSTON MAXINE				
BUILDING NOTES				
BUILDING DIMENSIONS				
BAS=[YR=2019] W17 FSP=[YR=2019] N10 W16 S4 PTO=[YR=2019] W3 S3 E3 N3\$ S6 E16\$ W33 S31 FGR=[YR=2019] S20 E21 N20 W21\$ E21 S11 E9 FOP=[YR=2019] S5 E6 N2 E10 N5 W11 N3 W4 S5 W1\$ E1 N5 E4 S3 E11 N6 E4 N34\$.				

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			1,612.00	6.00	100	2019	2019	3	85	8,221
2	0211	CONCRETE W	0	100	52	4			208.00	SF 6.00	100	2019	2019	3	85	1,061
3	0955	PRIVACY FE	0	100	0	0			339.00	LF 15.00	100	2019	2019	3	96	4,882

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	55,000.00	55,000.00	55,000							