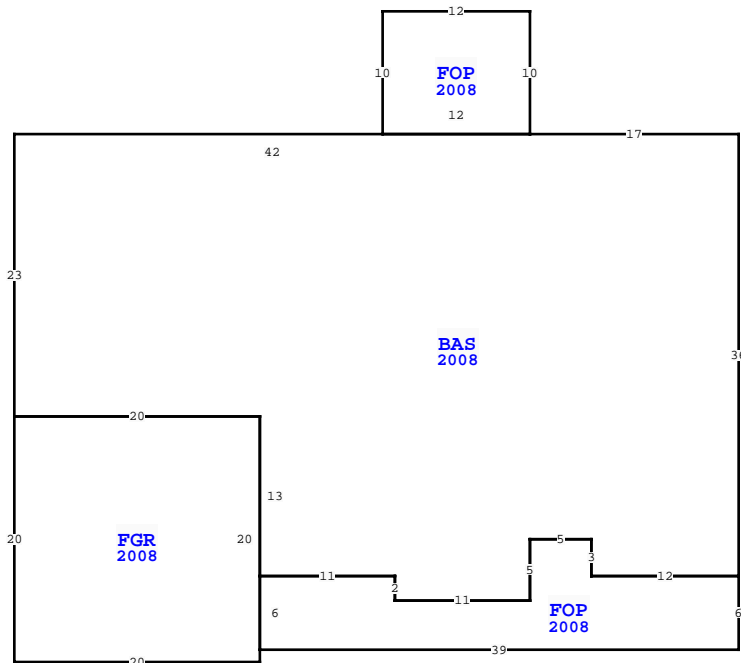




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 100
Bedrooms		3 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100

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% - 2009										Heated Area: 1871	HX Base Yr 2009



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		234,736	
TOTAL MARKET OB/XF VALUE		8,381	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		298,117	
SOH/AGL Deduction		129,005	
ASSESSED VALUE		169,112	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		119,112	
TOTAL JUST VALUE		298,117	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		234,259	
5 YR PRCL CK, N/C			
CH FLOR,PU FOUNDATION,XFOB LN-5			
5 YR PRCL CHK PU XFOB LN4, CORR TRAV			
FOR 09 TAX ROLL,POWER			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000163	CARPORT-CO	0	02/24/2021
20071024	SFD-CO	0	07/18/2007

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	1,871	100	2008	1,871	201,927
FGR	400	50	2008	200	21,585
FOP	120	30	2008	36	3,885
FOP	227	30	2008	68	7,339
TOTALS	2,618			2,175	234,736

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0777/0343	10/17/2008	WD	Q	I		199,000
GRANTOR: SOUTH COUNTY HOMES LL						
GRANTEE: BRYAN CONNIE R.						
0723/0572	8/14/2007	CR	Q	V	01	100
GRANTOR: TURNER LAND ENTERPRIS						
GRANTEE: SOUTH COUNTY HOMES						

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	1,531.00	SF	6.00	6.00	100	2008	2008	3	34	3,123	
2	0211	CONCRETE W	0	100	58	4	232.00	SF	6.00	6.00	100	2008	2008	3	34	473	
3	0955	PRIVACY FE	0	100	0	0	437.00	LF	15.00	15.00	100	2008	2008	3	50	3,278	
4	0700	PORT BLDG	0	100	24	12	288.00	SF	0.00	0.00	100	2016	2016	3	86	0	
5	0055	PORTABLE C	0	100	18	30	540.00	SF	3.00	3.00	100	2021	2021	3	93	1,507	

TOTAL OB/XF													
8,381													

BUILDING NOTES													
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS													
BAS=[YR=2008] W17 FOP=[YR=2008] N10 W12 S10 E12\$ W42 S23													
FGR=[YR=2008] S20 E20 N20 W20\$ E20 S13 FOP=[YR=2008] S6 E39													
N6 W12 N3 W5 S5 W11 N2 W11\$ E11 S2 E11 N5 E5 S3 E12 N36\$.													

LAND DESCRIPTION																								
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							