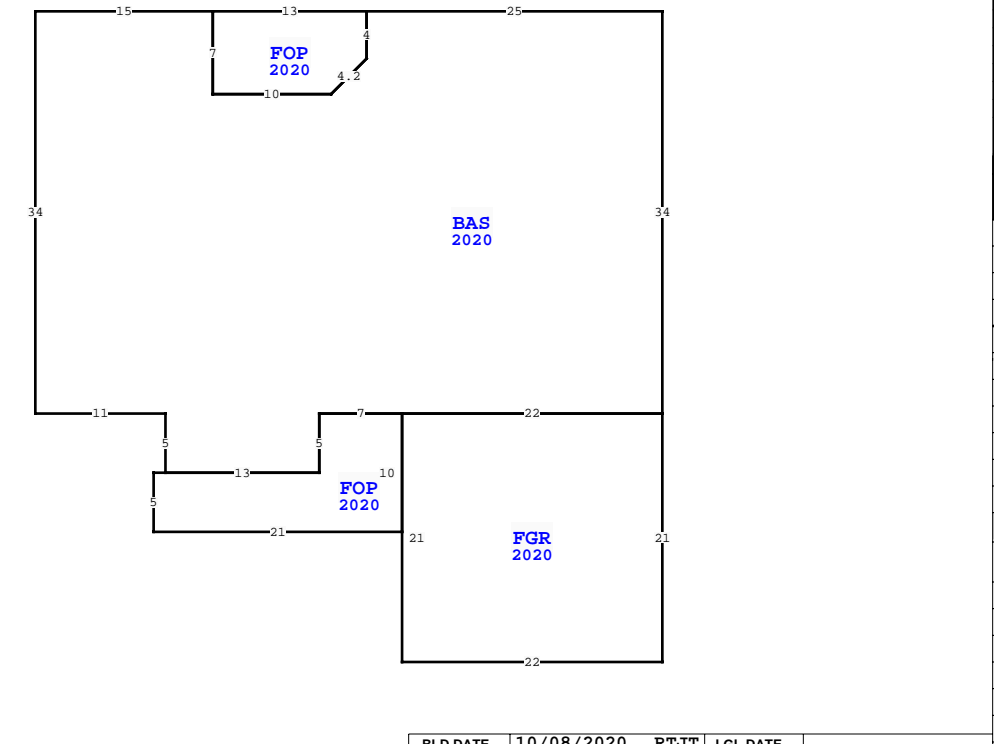


ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	10	LAMINATED 70
Interior Floor	14	CARPET 30
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		4 100
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			
0100	01	2,080	112.9000	107.26	223,101	2020	2020	0	0	0	3.00	97.00		



QUALITY	DOR CODE	MAP NUM	NEIGHBORHOOD/LOC	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
03 AVERAGE	0100 SINGLE FAMILY	2	402.00 1.00/	BAS	1,781	100	2020	1,781	185,299
				FGR	462	50	2020	231	24,034
				FOP	87	30	2020	26	2,705
				FOP	140	30	2020	42	4,370
TOTALS					2,470			2,080	216,408

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	53 17	901.00	SF	6.00	6.00	100	2020	2020	3	89	4,811	
2	0211	CONCRETE W	0 100	22 4	88.00	SF	6.00	6.00	100	2020	2020	3	89	470	

TOTAL OB/XF													
5,281													

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	60,000.00	60,000.00	60,000							

TOTAL OB/XF													
5,281													

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	216,408		
TOTAL MARKET OB/XF VALUE	5,281		
TOTAL LAND VALUE - MARKET	60,000		
TOTAL MARKET VALUE	281,689		
SOH/AGL Deduction	15,101		
ASSESSED VALUE	266,588		
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE	216,588		
TOTAL JUST VALUE	281,689		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	264,147		

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V / I / CD	RSN	SALE PRICE
1212/0879	6/02/2021	WD Q	Q I 01		299,900

GRANTOR: SOUTHERN COASTAL HOME
 GRANTEE: GADDIS CAMERON JOHN
 1151/0774 5/15/2020 WD Q V 01 45,000
 GRANTOR: CHADWICK ESTATES OF W
 GRANTEE: SOUTHERN COASTAL HO

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=2020] W25 S4 FOP=[YR=2020] N4 W13 S7 E10 R3 U3 \$ D3 L3 W10 N7 W15 S34 E11 S5 FOP=[YR=2020] W1 S5 E21 N10 W7 S5 W13\$ E13 N5 E7 FGR=[YR=2020] S21 E22 N21 W22\$ E22 N34\$.													