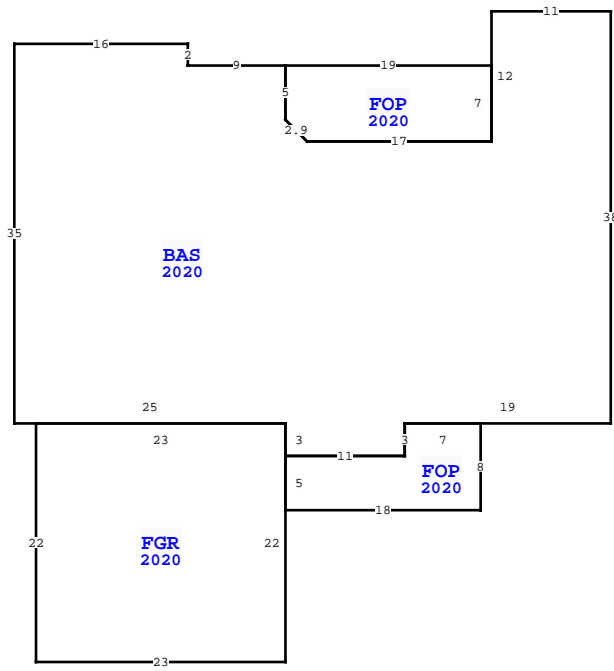




ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
12	HARDWOOD 80				
14	CARPET 20				
04	AIR DUCTED 100				
03	CENTRAL 100				
	3 100				
	2 100				
	0 100				
1.	1. 100				
	0 100				
03	AVERAGE				
0100	SINGLE FAMILY				
2	MKT AREA	10			
402.00	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,804	100	2020	1,804	193,501
FGR	506	50	2020	253	27,138
FOP	111	30	2020	33	3,540
FOP	131	30	2020	39	4,184
TOTALS	2,552			2,129	228,362

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,129	116.4000	110.58	235,425	2020	2020	0	0	3.00	97.00	
2 SINGLE FAM 100% - 2021 Heated Area: 1804 HX Base Yr 2021												



WAKULLA COUNTY PROPERTY				
VALUATION SUMMARY			PAGE 1 of 1	
VALUATION BY		STANDARD		
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE		228,362		
TOTAL MARKET OB/XF VALUE		5,169		
TOTAL LAND VALUE - MARKET		60,000		
TOTAL MARKET VALUE		293,531		
SOH/AGL Deduction		17,444		
ASSESSED VALUE		276,087		
TOTAL EXEMPTION VALUE		HX HB 50,000		
BASE TAXABLE VALUE		226,087		
TOTAL JUST VALUE		293,531		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		276,226		
CORRECTLY ON WRONG PRCL PER PRMT & FIELD CARD				
MOVED BLDG#2 , XFOB LN 3& 4 TO PRCL, KEYED IN				
2021 HX APPLIED TOLES/CARTER				
5 YR PRCL CK, PU BLDG 1, PU XFOB LN 1,2				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
20000685	SFD-CO	0	08/11/2020	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD	SALE PRICE
1186/0412	12/23/2020	WD Q	Q I 01	272,400
GRANTOR: PITTMANS CUSTOM CONST				
GRANTEE: TOLES TYLER W & CAR				
1151/0521	5/15/2020	WD Q	V 05	270,000
GRANTOR: CHADWICK ESTATES OF W				
GRANTEE: PITTMANS CUSTOM CON				
BUILDING NOTES				
BUILDING DIMENSIONS				
BAS=[YR=2020] W11 S12 FOP=[YR=2020] N7 W19 S5 D2 R2 E17\$ W17 L2 U2 N5 W9 N2 W16 S35 E25 FGR=[YR=2020] W23 S22 E23 N22\$ S3 E11 N3 FOP=[YR=2020] S3 W11 S5 E18 N8 W7\$ E19 N38\$.				

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	
3	0210	CONCRETE D	0	100	53	16		848.00	SF	6.00	2020	2020	3	89	4,528	
4	0211	CONCRETE W	0	100	30	4		120.00	SF	6.00	2020	2020	3	89	641	

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	60,000.00	60,000.00	60,000								