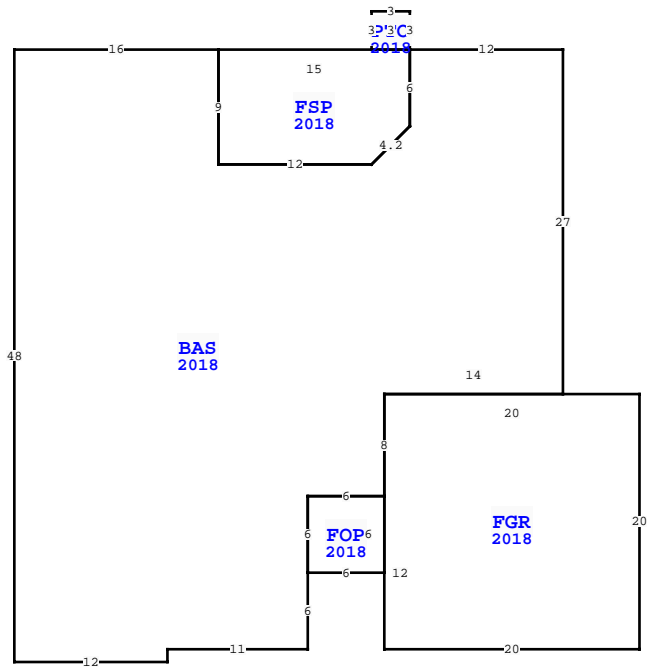


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
12	HARDWOOD 50				
14	CARPET 50				
04	AIR DUCTED 100				
03	CENTRAL 100				
	3 100				
	2 100				
	0 100				
1.	1. 100				
	0 100				
03	AVERAGE				
0100	SINGLE FAMILY				
2	MKT AREA	10			
350.00	1.10/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,551	100	2018	1,551	179,378
FGR	400	50	2018	200	23,131
FOP	36	30	2018	11	1,272
FSP	131	55	2018	72	8,327
PTO	9	5	2018	0	0
TOTALS	2,127			1,834	212,107

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,834	116.5000	121.74	223,271	2018	2018	0	0	5.00	95.00	
1 SINGLE FAM 100% - 2019 Heated Area: 1551 HX Base Yr 2019												



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		212,107	
TOTAL MARKET OB/XF VALUE		10,230	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		272,337	
SOH/AGL Deduction		63,865	
ASSESSED VALUE		208,472	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		158,472	
TOTAL JUST VALUE		272,337	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		240,612	
ADD HX FOR 2019-CASSELS			
5 YR PRCL CH, PU NEW SFD & XFOB LN 1-4			
MARRIAGE OR 1095 P 509 REMI CHRISTINA BOYD			
5 YR PRCL CH, N/C			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001688	SFD-CO	0	12/14/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1079/0415	7/09/2018	WD Q	Q	I	01	203,000
GRANTOR: PAFFORD PROPERTIES &						
GRANTEE: CASSELS LEE ALAN						
1037/0776	6/14/2017	N/A Q	V		05	33,000
GRANTOR: JOINER JANET E						
GRANTEE: PAFFORD PROPERTIES						

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	1,531.00	SF	6.00	6.00	100	2018	2018	3	80	7,349	
2	0211	CONCRETE W	0	100	14	70.00	SF	6.00	6.00	100	2018	2018	3	80	336	
3	0211	CONCRETE W	0	100	14	70.00	SF	6.00	6.00	100	2018	2018	3	80	336	
4	0955	PRIVACY FE	0	100	0	155.00	LF	15.00	15.00	100	2018	2018	3	95	2,209	

BLD DATE		02/25/2019	FRSR	LGL DATE	06/07/2021	TB
XF DATE		02/25/2019	FRSR	LAND DATE		
INC DATE				AG DATE		

BUILDING NOTES	
BAS=[YR=2018] W12 PTO=[YR=2018] N3 W3 S3 E3\$ FSP=[YR=2018] W15 S9 E12 R3 U3 N6\$ S6 D3 L3 W12 N9 W16 S48 E12 N1 E11 N6 FOP=[YR=2018] E6 N6 W6 S6\$ N6 E6 FGR=[YR=2018] S12 E20 N20 W20 S8\$ N8 E14 N27\$.	

LAND DESCRIPTION																								
TOTAL OB/XF 10,230																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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	50,000.00	50,000.00	50,000							