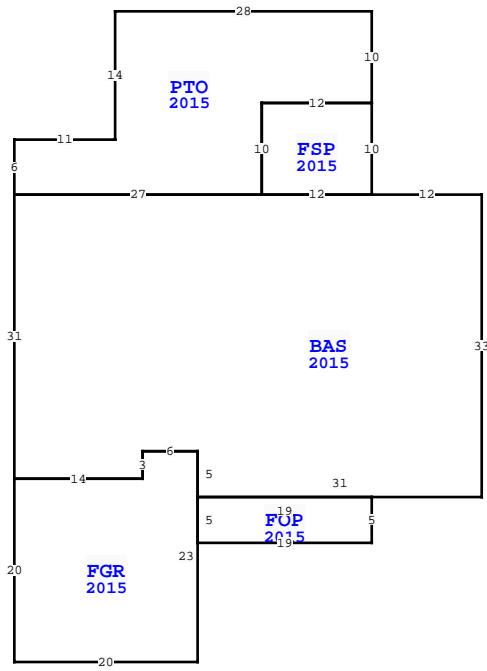


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
10	LAMINATED 50				
14	CARPET 50				
03	FORCED AIR 100				
03	CENTRAL 100				
	3 100				
	2 100				
	0 100				
1.	1. 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	1,625	100	2015	1,625	174,197
FGR	418	50	2015	209	22,405
FOP	95	30	2015	28	3,002
FSP	120	55	2015	66	7,075
PTO	506	5	2015	25	2,680
TOTALS	2,764			1,953	209,359

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,953	111.5000	116.52	227,564	2015	2015	0	0	8.00	92.00
1 SINGLE FAM 0% - 2024 Heated Area: 1625 HX Base Yr											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		209,359	
TOTAL MARKET OB/XF VALUE		9,699	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		269,058	
SOH/AGL Deduction		0	
ASSESSED VALUE		269,058	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		269,058	
TOTAL JUST VALUE		269,058	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		237,827	
COA PER NCOA REPORT			
5 YR PRCL CH, N/C			
ADD HX FOR 2016			
5 YR PRCL CH, PU NEW SFD, PU XFOB LN 1-3			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
15000299	SFD-CO	0	04/15/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1316/0562	6/09/2023	WD Q	Q	I	01	339,000
GRANTOR: HUTCHISON NICHOLAS A						
GRANTEE: LOVEL NICOLE ELIZAB						
1238/0159	11/09/2021	WD Q	Q	I	01	260,000
GRANTOR: DRISCOLL MARGARET						
GRANTEE: HUTCHISON NICHOLAS						

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	0	0	0	1,394.00	SF	6.00	6.00	100	2015	2015	3	67	5,604	
2	0211	CONCRETE W	0	0	58	4	232.00	SF	6.00	6.00	100	2015	2015	3	67	933	
3	0955	PRIVACY FE	0	0	0	0	254.00	LF	15.00	15.00	100	2015	2015	3	83	3,162	

BLD DATE		06/27/2019	FRJT	LGL DATE	06/07/2021	TB
XF DATE		06/27/2019	FRJT	LAND DATE		
INC DATE				AG DATE		

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2015] W12 FSP=[YR=2015] N10 W12 S10 E12\$ W12	
PTO=[YR=2015] N10 E12 N10 W28 S14 W11 S6 E27\$ W27 S31	
FGR=[YR=2015] S20 E20 N23 W6 S3 W14\$ E14 N3 E6 S5	
POP=[YR=2015] S5 E19 N5 W19\$ E31 N33\$.	

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							