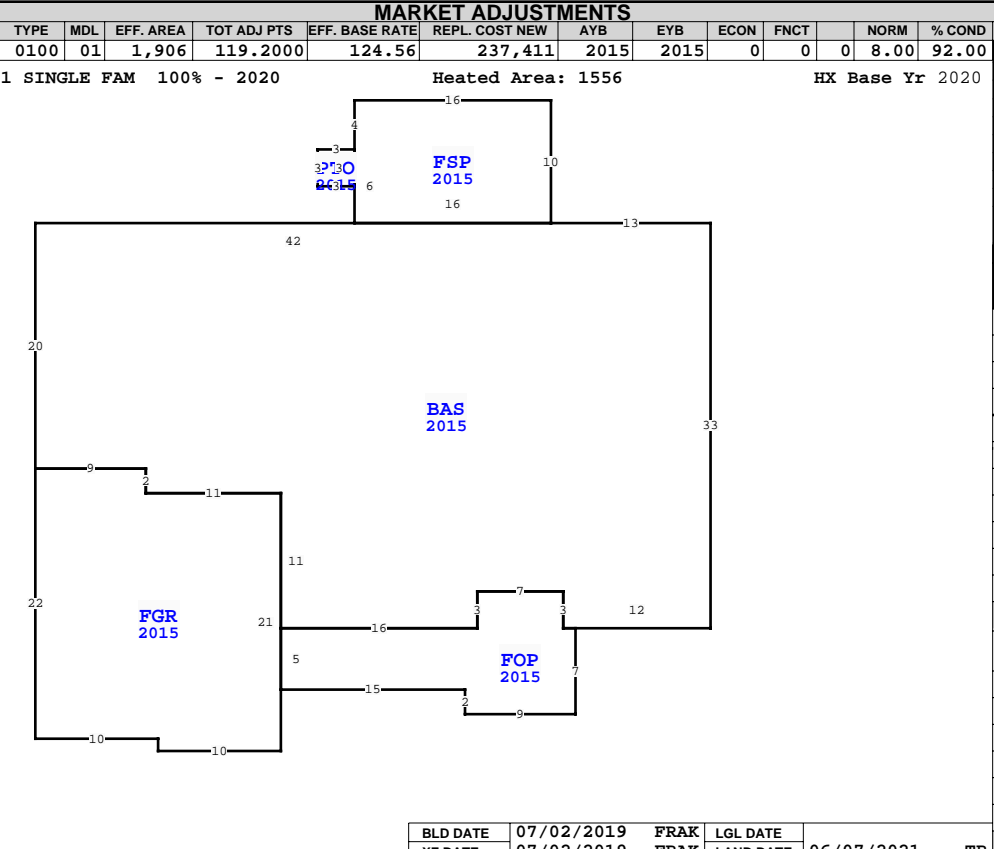


BUILDING CHARACTERISTICS		MARKET ADJUSTMENTS												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
Foundation	02	CONCR SLAB 100	0100	01	1,906	119.2000	124.56	237,411	2015	2015	0	0	8.00	92.00
Frame	02	WOOD FRAME 100	1 SINGLE FAM 100% - 2020 Heated Area: 1556 HX Base Yr 2020											
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	12	HARDWOOD 90												
Interior Floo	11	CLAY TILE 10												
Heating Type	04	AIR DUCTED 100												
Air Condition	03	CENTRAL 100												
Bedrooms		3 100												
Bathrooms		2 100												
Story Height		0 100												
Stories	1.	1. 100												
Units		0 100												
Quality	03	AVERAGE												
DOR CODE	0100	SINGLE FAMILY												
MAP NUM	2	MKT AREA	10											
NEIGHBORHOOD/LOC	350.00	1.10/												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE									
BAS	1,556	100	2015	1,556	178,310									
FGR	428	50	2015	214	24,524									
FOP	159	30	2015	48	5,501									
FSP	160	55	2015	88	10,084									
PTO	9	5	2015	0	0									
TOTALS	2,312			1,906	218,418									



BLD DATE	07/02/2019	FRAK	LGL DATE	
XF DATE	07/02/2019	FRAK	LAND DATE	06/07/2021
INC DATE			AG DATE	

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	1,245.00	SF	6.00	6.00	100	2015	2015	3	67	5,005	
2	0211	CONCRETE W	0	100	53	4	212.00	SF	6.00	6.00	100	2015	2015	3	67	852	
3	0955	PRIVACY FE	0	100	0	0	47.00	LF	15.00	15.00	100	2019	2019	3	96	677	

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	50,000.00	50,000.00	50,000								

WAKULLA COUNTY PROPERTY			
VALUATION BY		VALUATION SUMMARY	
Tax Group: 3	STANDARD		
BUILDING MARKET VALUE	218,418	Tax Dist:	
TOTAL MARKET OB/XF VALUE	6,534		
TOTAL LAND VALUE - MARKET	50,000		
TOTAL MARKET VALUE	274,952		
SOH/AGL Deduction	50,722		
ASSESSED VALUE	224,230		
TOTAL EXEMPTION VALUE	50,000	HX HB	
BASE TAXABLE VALUE	174,230		
TOTAL JUST VALUE	274,952		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	242,704		

SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q U / V I / RSN CD	SALE PRICE
15000473		SFD-CO	0	06/04/2015

BUILDING NOTES			
5 YR PRCL CH, PU XFOB LN 3			
ADD HX FOR 2020-*CONFIDENTIAL*			
PORTABILITY AMOUNTS.			
MARSH DIVORCED, EACH 50% AS TENANTS IN COMMON			

BUILDING DIMENSIONS			
BAS=[YR=2015] W13 FSP=[YR=2015] N10 W16 S4 PTO=[YR=2015] W3 S3 E3 N3\$ S6 E16\$ W42 S20 FGR=[YR=2015] S22 E10 S1 E10 N21 W11 N2 W9\$ E9 S2 E11 S11 FOP=[YR=2015] S5 E15 S2 E9 N7 W1 N3 W7 S3 W16\$ E16 N3 E7 S3 E12 N33\$.			