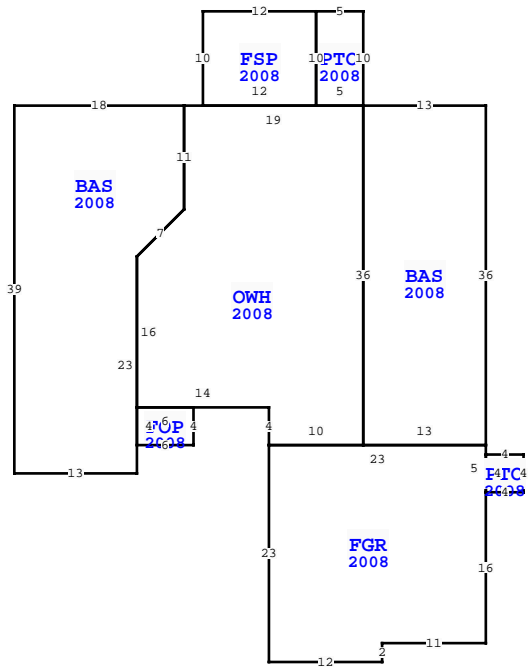


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	02	WOOD FRAME	100
Exterior Wall	05	HARDIE BRD	70
Exterior Wall	20	FACE BRICK	30
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	50
Interior Floo	14	CARPET	50
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
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
BAS	468	100	2008
BAS	575	100	2008
FGR	507	50	2008
FOP	24	30	2008
FSP	120	55	2008
OWH	741	100	2008
PTO	16	5	2008
PTO	50	5	2008
TOTALS	2,501		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,114	117.4000	122.68	259,346	2008	2008	0	0	15.00	85.00
1 SINGLE FAM 100% - 2023 Heated Area: 1784 HX Base Yr 2023											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		220,444	
TOTAL MARKET OB/XF VALUE		7,608	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		278,052	
SOH/AGL Deduction		24,640	
ASSESSED VALUE		253,412	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		203,412	
TOTAL JUST VALUE		278,052	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		246,031	
5 YR PRCL CH, PU XFOB LN 5-7			
ADD HX FOR 2016			
2015 TRIM RTN BY PO, NO ML RECEPTACLE, UTF			
5 YR PRCL CH, PU CORR TRAV, PU XFOB LN 4			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2008496	SFD-CO	0	06/05/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1261/0033	4/19/2022	WD Q	Q	I	01	325,000
GRANTOR: TRAN DUC QUANG & ANDR						
GRANTEE: SCOTT WILLIAM & MAY						
0971/0846	5/29/2015	WD Q	Q	I	01	175,000
GRANTOR: CAPITAL EYE HOLDINGS						
GRANTEE: TRAN DUC QUANG & AN						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0130	FIRE PLACE	0	100	0	1.00	UT	1,300.00	1,300.00	100	2008
2	0210	CONCRETE D	0	100	0	1,188.00	SF	6.00	6.00	100	2008
3	0211	CONCRETE W	0	100	0	27.00	SF	6.00	6.00	100	2008
4	0955	PRIVACY FE	0	100	0	161.00	LF	15.00	15.00	100	2014
5	0210	CONCRETE D	0	100	27	351.00	SF	6.00	6.00	100	2015
6	0055	PORTABLE C	0	100	12	240.00	SF	3.00	3.00	100	2015
7	0620	WOOD UTL B	0	100	8	104.00	SF	6.00	6.00	100	2015

TOTAL OB/XF											
7,608											
BLD DATE	07/09/2019	FRAK	LGL DATE								
XF DATE	05/19/2015	FRAK	LAND DATE	06/07/2021							
INC DATE			AG DATE								

BUILDING NOTES						
BAS=[YR=2008] W13 PTO=[YR=2008] N10 W5 S10 FSP=[YR=2008] N10 W12 S10 E12\$ E5\$ OWH=[YR=2008] W19 BAS=[YR=2008] W18 S39 E13 N23 R5 U5 N11\$ S11 D5 L5 S16 FOP=[YR=2008] S4 E6 N4 W6\$ E14 S4 E10 N36\$ S36 E13 FGR=[YR=2008] W23 S23 E12 N2 E11 N16 PTO=[YR=2008] E4 N4 W4 S4\$ N5\$ N36\$.						

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DPTH FACT
1	000100	C	SFR	100			100.00	140.00	1.00	LT	1.00

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	50,000.00	50,000.00	50,000							