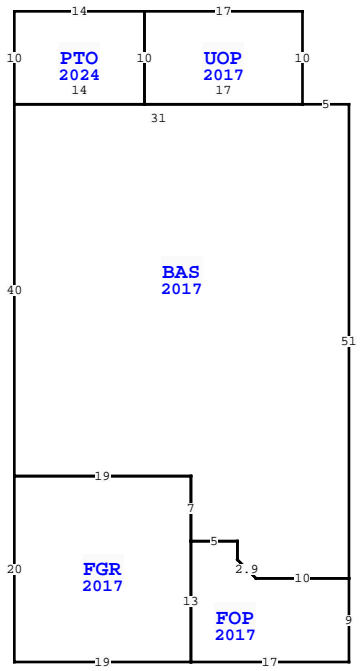




ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	90	
Exterior Wall	06	BD/BATTEN		10	
Roof Structur	03	GABLE/HIP		100	
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL		100	
Interior Floo	10	LAMINATED		100	
Ceiling	09	9 FT		100	
Heating 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	1,605	100	2017	1,605	176,428
FGR	380	50	2017	190	20,886
FOP	175	30	2017	52	5,716
PTO	140	5	2024	7	770
UOP	170	20	2017	34	3,737
TOTALS	2,470			1,888	207,536

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2018								
					Heated Area: 1605						
					HX Base Yr 2018						



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			207,536
TOTAL MARKET OB/XF VALUE			7,236
TOTAL LAND VALUE - MARKET			40,000
TOTAL MARKET VALUE			254,772
SOH/AGL Deduction			105,427
ASSESSED VALUE			149,345
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			99,345
TOTAL JUST VALUE			254,772
NCON VALUE			2,498
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			218,863
FR 5 YR CK 1/5/23 - PU XFOBS, PU BLDG COMP, CH BLD			
SOH PORTED FROM PINELLAS/2018/SUCHMAN			
5 YR PRCL CH, PU NEW SFD & XFOB LN 1-3			
5 YR PRCL CH, N/C			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
17000967	AWNING-CO	0	07/20/2017
16001053	SFD-CO	0	10/28/2016
16001053	GAS-CO	0	10/18/2016
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD
1035/0369	5/17/2017	WD Q	I 01
		SALE PRICE	179,900
GRANTOR: PAFFORD PROPERTIES &			
GRANTEE: SUCHMAN KAREN K & M			
0933/0148	2/13/2014	WD U	V 39
		SALE PRICE	400,000
GRANTOR: SPENCER DEVELOPMENT L			
GRANTEE: PAFFORD PROPERTIES			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=2017;ORIG=0,0] W5 W31 S40 E19 S7 E5 S2 D2R2 E10 N51 \$			
FGR=[YR=2017;ORIG=-17,47] N7 W19 S20 E19 N13 \$			
FOP=[YR=2017;ORIG=-17,47] S13 E17 N9 W10 U2L2 N2 W5 \$			
UOP=[YR=2017;ORIG=-5,0] N10 W17 S10 E17 \$			
PTO=[YR=2024;ORIG=-36,-10] E14 S10 W14 N10 \$			

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	779.00	SF	6.00	6.00	100	2017	2017	3	76	3,552	
2	0211	CONCRETE W	0	100	11	5	55.00	SF	6.00	6.00	100	2017	2017	3	76	251	
3	0956	PRIVACY FE	0	100	0	0	118.00	LF	19.00	19.00	100	2017	2017	3	76	1,704	
4	0209	CONCRETE P	0	100	14	5	70.00	SF	8.00	8.00	100	2024	2019	AV	85	476	
5	0209	CONCRETE P	0	100	4	4	16.00	SF	8.00	8.00	100	2024	2020	AV	89	114	
6	0209	CONCRETE P	0	100	80	2	160.00	SF	8.00	8.00	100	2024	2020	AV	89	1,139	
7	0605	PORT VINYL	0	100	6	6	36.00	SF	0.00	0.00	100	2024	2022	AV	97	0	

TOTAL OB/XF									
7,236									
BLD DATE	02/14/2018	RTSR	LGL DATE						
XF DATE	02/14/2018	RTSR	LAND DATE	06/07/2021					
INC DATE			AG DATE	TB					

LAND DESCRIPTION																								
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	0.80	50,000.00	40,000.00	40,000							

REVIEW DATE 01/05/2023 BY FRLA																								
Total Acres: 0.00					Total Land Value: 40,000					Market: 0					Agricultural: 0					Common: 40,000				