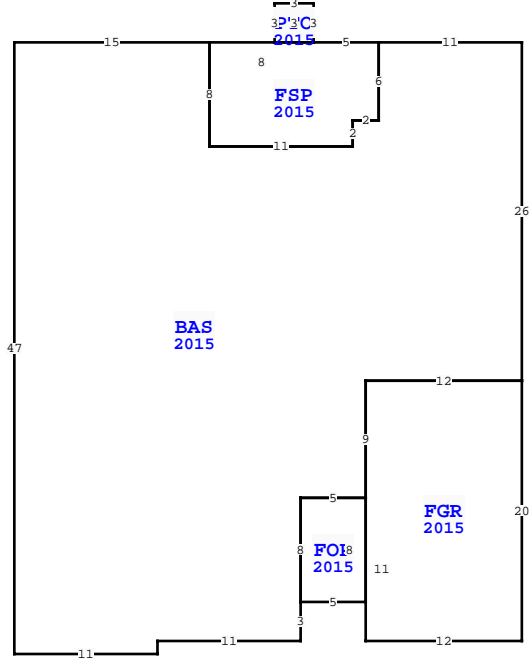




ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
10	LAMINATED 100				
09	9 FT 100				
04	AIR DUCTED 100				
03	CENTRAL 100				
	3 100				
	2 100				
	0 100				
1.	1. 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	1,410	100	2015	1,410	154,937
FGR	240	50	2015	120	13,186
FOP	40	30	2015	12	1,318
FSP	100	55	2015	55	6,043
PTO	9	5	2015	0	0
TOTALS	1,799			1,597	175,486

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,597	114.3000	119.44	190,746	2015	2015	0	0	0	8.00	92.00	
1 SINGLE FAM 100% - 2016 Heated Area: 1410 HX Base Yr 2016													



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		175,486	
TOTAL MARKET OB/XF VALUE		6,657	
TOTAL LAND VALUE - MARKET		40,000	
TOTAL MARKET VALUE		222,143	
SOH/AGL Deduction		72,838	
ASSESSED VALUE		149,305	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		99,305	
TOTAL JUST VALUE		222,143	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		196,334	
5YR CK NC FR			
5 YR PRCL CK, PU XFOB LN 3. CHG FLOR			
ADD HX FOR 2016			
5 YR PRCL CH, PU NEW SFD, PU XFOB LN 1-2			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141007	SFD-CO	0	12/22/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0967/0591	4/17/2015	WD Q	I	01		147,000
GRANTOR: PAFFORD PROPERTIES &						
GRANTEE: LONG DANIEL V						
0933/0148	2/13/2014	WD U	V	39		400,000
GRANTOR: SPENCER DEVELOPMENT L						
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	771.00	SF	6.00	6.00	100	2015	2015	3	67	3,099	
2	0211	CONCRETE W	0	100 3	15.00	SF	6.00	6.00	100	2015	2015	3	67	60	
3	0955	PRIVACY FE	0	100 0	281.00	LF	15.00	15.00	100	2015	2015	3	83	3,498	

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						
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							