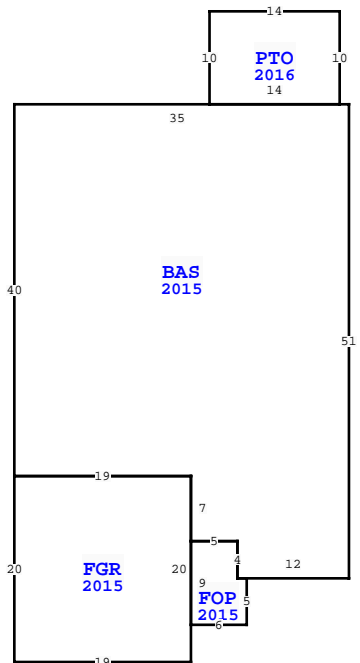




ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
10	LAMINATED 50				
14	CARPET 50				
09	9 FT 100				
04	AIR DUCTED 100				
03	CENTRAL 100				
Bedrooms		3	100		
Bathrooms		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	1,607	100	2015	1,607	175,816
FGR	380	50	2015	190	20,787
FOP	50	30	2015	15	1,641
PTO	140	5	2016	7	765
TOTALS		2,177		1,819	199,010

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%	- 2016		216,315	2015	2015	0	0	8.00	92.00	Heated Area: 1607 HX Base Yr 2016	



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	199,010		
TOTAL MARKET OB/XF VALUE	4,224		
TOTAL LAND VALUE - MARKET	40,000		
TOTAL MARKET VALUE	243,234		
SOH/AGL Deduction	76,291		
ASSESSED VALUE	166,943		
TOTAL EXEMPTION VALUE	55,000		
BASE TAXABLE VALUE	111,943		
TOTAL JUST VALUE	243,234		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	215,393		
PHONE NUMBER FOR MS. EDWARDS 601-842-0220			
5 YR PRCL CH, PU XFOB LN 3 & 4, CHG TRAV			
ADD WX FOR 2019- EDWARDS			
OR 1066 P 352 DC CLARENCE RAYMOND EDWARDS II			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
15000476	SFD-CO	0	06/09/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0987/0173	12/11/2015	WD Q	I	01		169,900
GRANTOR: PAFFORD PROPERTIES &						
GRANTEE: EDWARDS CLARENCE R						
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	681.00	SF	6.00	6.00	100	2015	2015	3	67	2,738	
2	0211	CONCRETE W	0	100	9	36.00	SF	6.00	6.00	100	2015	2015	3	67	145	
3	0955	PRIVACY FE	0	100	0	73.00	LF	15.00	15.00	100	2015	2015	3	83	909	
4	0625	PORT WD UT	0	100	10	100.00	SF	6.00	6.00	100	2016	2016	3	72	432	

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2015] W1 PTO=[YR=2016] N10 W14 S10 E14\$ W35 S40			
FGR=[YR=2015] S20 E19 N20 W19\$ E19 S7 FOP=[YR=2015] S9 E6			
N5 W1 N4 W5\$ E5 S4 E12 N51\$.			

LAND DESCRIPTION																								
TOTAL OB/XF 4,224																								
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							