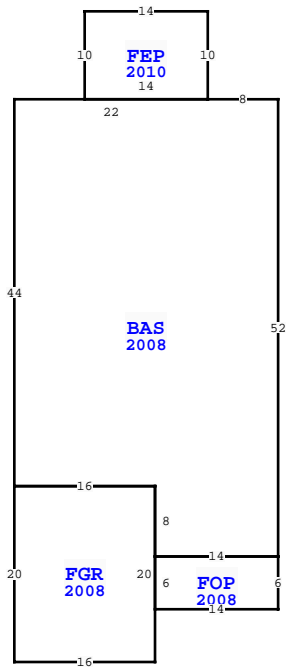




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 50
Interior Floo	14	CARPET 50
Ceiling	09	9 FT 100
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
BAS	1,432	100
FEP	140	80
FGR	320	50
FOP	84	30
TOTALS	1,976	

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%	- 2010		211,941	2008	2010	0	0	13.00	87.00	Heated Area: 1544 HX Base Yr 2010	



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			184,389
TOTAL MARKET OB/XF VALUE			2,545
TOTAL LAND VALUE - MARKET			40,000
TOTAL MARKET VALUE			226,934
SOH/AGL Deduction			102,428
ASSESSED VALUE			124,506
TOTAL EXEMPTION VALUE	HX HB WX		55,000
BASE TAXABLE VALUE			69,506
TOTAL JUST VALUE			226,934
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			196,542
INCR EYB 2008-2010 HVAC B23-845 CC 7/12/2023			
5 YR PRCL CH N/C			
5 YR PRCL CH, N/C			
5 YR PRCL CH, PU NEW TRAV			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23-000845	HVAC CHANGE OUT-C		07/10/2023
20101115	SCREEN RM/PORCH	0	11/22/2010
200826	SFD-CO	0	01/11/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0790/0107	3/31/2009	WD Q	Q	I	01	150,000
GRANTOR: JASON WESSINGER CONST						
GRANTEE: LYNN NANCY J						
0722/0512	8/07/2007	WD Q	Q	V	02	165,000
GRANTOR: SPENCER DEVELOPMENT L						
GRANTEE: JASON WESSINGER CON						

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	45	12	540.00	SF	6.00	6.00	100	2008	2008	3	34	1,102	
2	0211	CONCRETE W	0 100	17	4	68.00	SF	6.00	6.00	100	2008	2008	3	34	139	
3	0955	PRIVACY FE	0 100	0	0	158.00	LF	15.00	15.00	100	2009	2009	3	55	1,304	

BLD DATE		RTRT		LGL DATE	
06/19/2017	06/19/2017			06/07/2021	TB

BUILDING NOTES	
BAS=[YR=2008] W8 FEP=[YR=2010] N10 W14 S10 E14\$ W22 S44	
FGR=[YR=2008] S20 E16 N20 W16\$ E16 S8 FOP=[YR=2008] S6 E14 N6 W14\$ E14 N52\$.	

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	0.80	50,000.00	40,000.00	40,000							