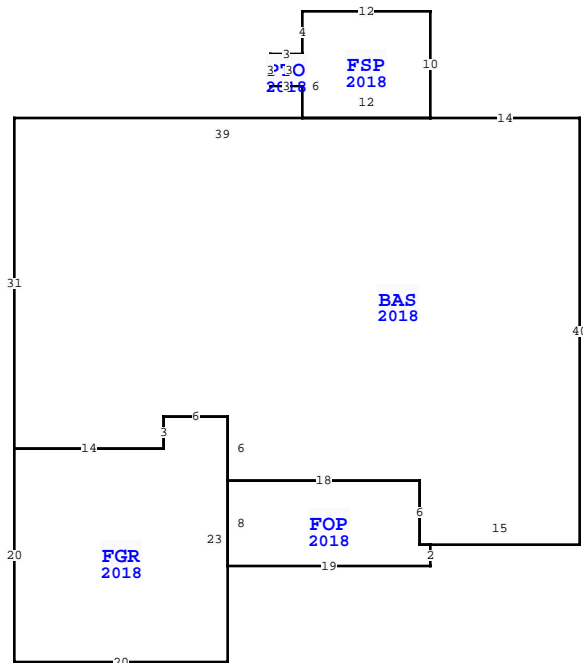




ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 90				
11	AVERAGE 10				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
12	HARDWOOD 50				
14	CARPET 50				
04	AIR DUCTED 100				
03	CENTRAL 100				
	Bedrooms 4 100				
	Bathrooms 2 100				
	Story Height 0 100				
1.	1. 100				
	Units 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	1,814	100	2018	1,814	209,622
FGR	418	50	2018	209	24,152
FOP	146	30	2018	44	5,084
FSP	120	55	2018	66	7,627
PTO	9	5	2018	0	0
TOTALS	2,507			2,133	246,485

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,133	116.4000	121.64	259,458	2018	2018	0	0	5.00	95.00
1 SINGLE FAM 100% - 2019 Heated Area: 1814 HX Base Yr 2019											



WAKULLA COUNTY PROPERTY				
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	246,485			
TOTAL MARKET OB/XF VALUE	9,342			
TOTAL LAND VALUE - MARKET	50,000			
TOTAL MARKET VALUE	305,827			
SOH/AGL Deduction	26,417			
ASSESSED VALUE	279,410			
TOTAL EXEMPTION VALUE	HX HB 13 279,410			
BASE TAXABLE VALUE	0			
TOTAL JUST VALUE	305,827			
NCON VALUE	0			
INCOME VALUE	0			
PREVIOUS YEAR MKT VALUE	271,272			
PER QUIT CLAIM DEED RECORDED IN APRIL 2023.				
EX-HUSBAND'S SS# REMOVED FROM OWNER SCREEN				
5 YR PRCL CK NC FR				
ADD HX AND VX(LAWRENCE) FOR 2019-				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
17001379	SFD-CO	0	10/31/2017	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD	SALE PRICE
1308/0619	3/15/2023	QC U	I 11	100
GRANTOR: THREAT LAWRENCE JR				
GRANTEE: THREAT NISHA ENCARN				
1079/0042	7/03/2018	WD Q	I 01	229,900
GRANTOR: PAFFORD PROPERTIES &				
GRANTEE: THREAT LAWRENCE & N				
BUILDING NOTES				
BUILDING DIMENSIONS				
BAS=[YR=2018] W14 FSP=[YR=2018] N10 W12 S4 PTO=[YR=2018] W3 S3 E3 N3\$ S6 E12\$ W39 S31 FGR=[YR=2018] S20 E20 N23 W6 S3 W14\$ E14 N3 E6 S6 FOP=[YR=2018] S8 E19 N2 W1 N6 W18\$ E18 S6 E15 N40\$.				

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	1,375.00	SF	6.00	6.00	100	2018	2018	3	80	6,600	
2	0211	CONCRETE W	0	100	56	224.00	SF	6.00	6.00	100	2018	2018	3	80	1,075	
3	0955	PRIVACY FE	0	100	0	117.00	LF	15.00	15.00	100	2018	2018	3	95	1,667	

LAND DESCRIPTION																								
TOTAL OB/XF 9,342																								
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	1.00	50,000.00	50,000.00	50,000							