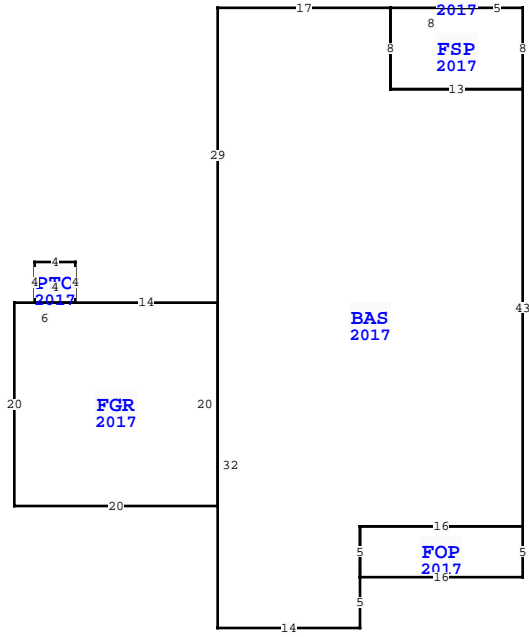




BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Foundation	02	CONCR SLAB 100			
Frame	02	WOOD FRAME 100			
Exterior Wall	05	HARDIE BRD 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	12	HARDWOOD 50			
Interior Floo	14	CARPET 50			
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	1,566	100	2017	1,566	179,206
FGR	400	50	2017	200	22,887
FOP	80	30	2017	24	2,747
FSP	104	55	2017	57	6,523
PTO	9	5	2017	0	0
PTO	16	5	2017	1	115
TOTALS	2,175			1,848	211,477

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%	- 2019								
				Heated Area: 1566			HX Base Yr 2019				



WAKULLA COUNTY PROPERTY				
VALUATION SUMMARY			PAGE 1 of 1	
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			211,477	
TOTAL MARKET OB/XF VALUE			7,863	
TOTAL LAND VALUE - MARKET			50,000	
TOTAL MARKET VALUE			269,340	
SOH/AGL Deduction			71,063	
ASSESSED VALUE			198,277	
TOTAL EXEMPTION VALUE	HX HB	50,000		
BASE TAXABLE VALUE			148,277	
TOTAL JUST VALUE			269,340	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			237,561	
5 YR PRCL CH, PU XFOB LN 5				
5 YR PRCL CH, PU XFOB LN 4				
ADD HX FOR 2019-LANGDON & JAYNI				
5 YR PRCL CH, PU NEW SFD & XFOB LN 1-3				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
18001326	SHED-CO	0	12/04/2018	
17000888	SFD-CO	0	07/12/2017	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD	SALE PRICE
1063/0298	2/15/2018	WD Q	I 01	194,900
GRANTOR: PAFFORD PROPERTIES &				
GRANTEE: LANGDON JOSEPH T &				
BUILDING NOTES				
BUILDING DIMENSIONS				
FSP=[YR=2017] W5 PTO=[YR=2017] N3 W3 S3 E3 \$ W8 S8 E13 BAS=[YR=2017] W13 N8 W17 S29 FGR=[YR=2017] W14 PTO=[YR=2017] N4 W4 S4 E4\$ W6 S20 E20 N20\$ S32 E14 N5 FOP=[YR=2017] E16 N5 W16 S5\$ N5 E16 N43\$ N8\$.				

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			1,155.00	SF	6.00	100	2017	2017	3	76	5,267
2	0211	CONCRETE W	0	100	0	0			124.00	SF	6.00	100	2017	2017	3	76	565
3	0955	PRIVACY FE	0	100	0	0			89.00	LF	15.00	100	2017	2017	3	91	1,215
4	0625	PORT WD UT	0	100	10	16			160.00	SF	6.00	100	2019	2019	3	85	816
5	1450	SOLAR PANE	0	100	0	0			26.00	UT	0.00	100	2020	2020	3	89	0

LAND DESCRIPTION																								
TOTAL OB/XF 7,863																								
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							