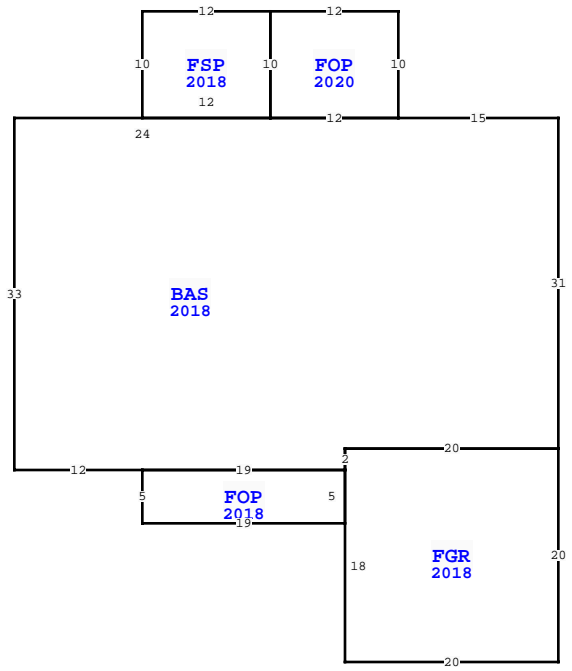




ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
12	HARDWOOD 50				
14	CARPET 50				
04	AIR DUCTED 100				
03	CENTRAL 100				
	3 100				
	2 100				
	0 100				
1.	1. 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	1,643	100	2018	1,643	188,395
FGR	400	50	2018	200	22,933
FOP	95	30	2018	28	3,211
FOP	120	30	2020	36	4,128
FSP	120	55	2018	66	7,568
TOTALS	2,378			1,973	226,234

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,973	115.5000	120.70	238,141	2018	2018	0	0	5.00	95.00
1 SINGLE FAM 100% - 2019 Heated Area: 1643 HX Base Yr 2019											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		226,234	
TOTAL MARKET OB/XF VALUE		7,523	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		283,757	
SOH/AGL Deduction		94,088	
ASSESSED VALUE		189,669	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		139,669	
TOTAL JUST VALUE		283,757	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		250,813	
5 YR PRCL CH, PU NEW TRAV			
SOH PORTED FROM LEON/2019/DUNBAR			
5 YR PRCL CH, PU NEW SFD & XFOB LN 1-3			
NEW SUB CREATED FROM PRNT PRCL 000-09960-000			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000428	SCREEN RM-CO	0	06/17/2020
17001245	SFD-CO	0	09/26/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1365/0033	6/10/2024	WD Q	Q	I	01	339,900
GRANTOR: DUNBAR RICHARD L						
GRANTEE: FREEMAN CAROL R						
1064/0857	3/05/2018	WD Q	Q	I	01	204,000
GRANTOR: PAFFORD PROPERTIES &						
GRANTEE: DUNBAR RICHARD L &						

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		984.00	SF 6.00	100	2018	2018	3	80	4,723	
2	0211	CONCRETE W	0	100	33	4		132.00	SF 6.00	100	2018	2018	3	80	634	
3	0955	PRIVACY FE	0	100	0	0		152.00	LF 15.00	100	2018	2018	3	95	2,166	

TOTAL OB/XF											
7,523											

BUILDING NOTES											
BAS=[YR=2018] W15 FOP=[YR=2020] N10 W12 S10 E12\$ W12											
FSP=[YR=2018] N10 W12 S10 E12\$ W24 S33 E12 FOP=[YR=2018] S5											
E19 N5 W19\$ E19 FGR=[YR=2018] S18 E20 N20 W20 S2\$ N2 E20 N31 \$.											

LAND DESCRIPTION																								
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							