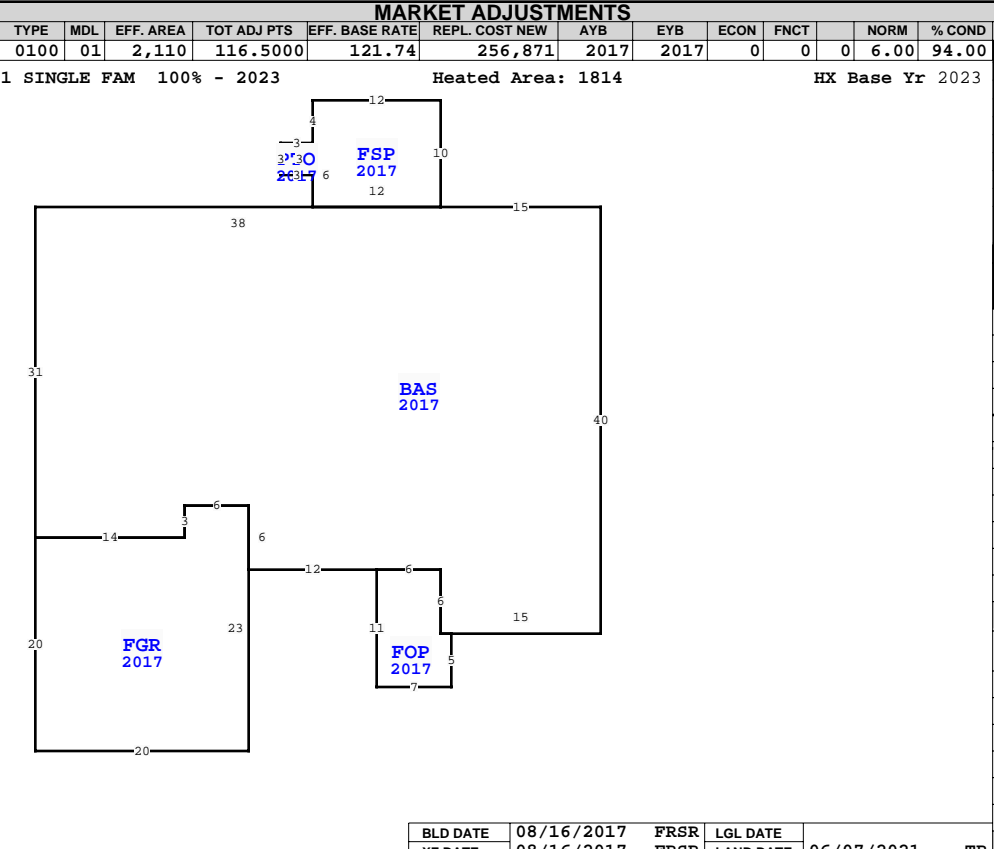




ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
12	HARDWOOD 50				
14	CARPET 50				
04	AIR DUCTED 100				
03	CENTRAL 100				
	4 100				
	2 100				
	0 100				
1.	1. 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	1,814	100	2017	1,814	207,586
FGR	418	50	2017	209	23,917
FOP	71	30	2017	21	2,404
FSP	120	55	2017	66	7,553
PTO	9	5	2017	0	0
TOTALS	2,432			2,110	241,459



**WAKULLA COUNTY PROPERTY** PAGE 1 of 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	241,459
TOTAL MARKET OB/XF VALUE	6,717
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	298,176
SOH/AGL Deduction	26,360
ASSESSED VALUE	271,816
TOTAL EXEMPTION VALUE	50,000
BASE TAXABLE VALUE	221,816
TOTAL JUST VALUE	298,176
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	263,899

5 YR PRCL CH N/C

ADD HX FOR 2019- FRY AND OLSON

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
16001181	SFD -CO	0	12/05/2016

**SALES DATA**

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1219/0228	7/15/2021	WD Q	Q	I	01	285,000

GRANTOR: FRY DONALD & OLSON JE

GRANTEE: KORTYNA MICHELLE &

1045/0295	8/15/2017	WD Q	Q	I	01	225,000
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GRANTOR: PAFFORD PROPERTIES &

GRANTEE: FRY DONALD & OLSON

**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			896.00	6.00	100	2017	2017	3	76	4,086
2	0211	CONCRETE W	0	100	26	4			104.00	SF 6.00	100	2017	2017	3	76	474
3	0955	PRIVACY FE	0	100	0	0			158.00	LF 15.00	100	2017	2017	3	91	2,157

**BUILDING NOTES**

**BUILDING DIMENSIONS**

BAS=[YR=2017] W15 FSP=[YR=2017] N10 W12 S4 PTO=[YR=2017] W3 S3 E3 N3\$ S6 E12\$ W38 S31 FGR=[YR=2017] S20 E20 N23 W6 S3 W14\$ E14 N3 E6 S6 E12 FOP=[YR=2017] S11 E7 N5 W1 N6 W6\$ E6 S6 E15 N40\$.

**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							