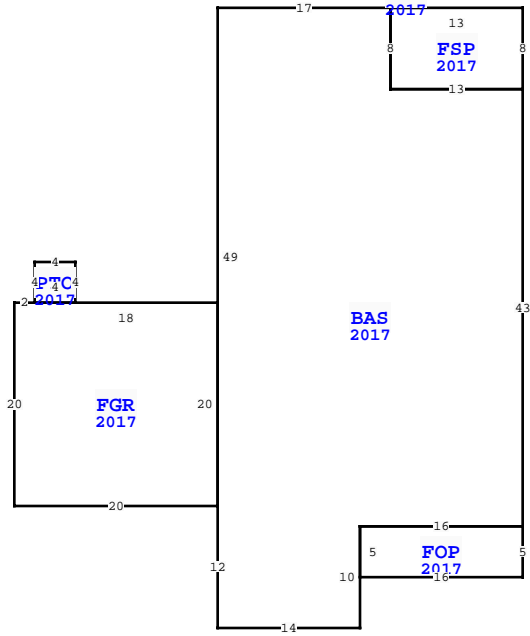


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 80				
11	AVERAGE 20				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
10	LAMINATED 50				
14	CARPET 50				
04	AIR DUCTED 100				
03	CENTRAL 100				
	Bedrooms	3	100		
	Bathrooms	2	100		
	Story Height	0	100		
1.	Stories	1	100		
	Units	0	100		
03	AVERAGE				
0100	SINGLE FAMILY				
2	MKT AREA		10		
350.00	NEIGHBORHOOD/LOC	1.10/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,566	100	2017	1,566	174,289
FGR	400	50	2017	200	22,259
FOP	80	30	2017	24	2,671
FSP	104	55	2017	57	6,344
PTO	9	5	2017	0	0
PTO	16	5	2017	1	111
TOTALS	2,175			1,848	205,675

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,848	113.3000	118.40	218,803	2017	2017	0	0	6.00	94.00	
1 SINGLE FAM			100% - 2018	Heated Area: 1566			HX Base Yr 2018					



WAKULLA COUNTY PROPERTY				
VALUATION SUMMARY			PAGE 1 of 1	
VALUATION BY		STANDARD		
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE		205,675		
TOTAL MARKET OB/XF VALUE		6,848		
TOTAL LAND VALUE - MARKET		50,000		
TOTAL MARKET VALUE		262,523		
SOH/AGL Deduction		86,083		
ASSESSED VALUE		176,440		
TOTAL EXEMPTION VALUE		50,000		
BASE TAXABLE VALUE		126,440		
TOTAL JUST VALUE		262,523		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		231,098		
FR 5 YR CK, PU XFOB				
ADD HX AND VX FOR 2018				
5 YR PRCL CH, PU NEW SFD & XFOB LN 1-2				
NEW SUB CREATED FROM PRNT PRCL 000-09960-000				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
17000393	SFD-CO	0	03/24/2017	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD	SALE PRICE
1365/0702	6/20/2024	TR U	I 19	100
GRANTOR: TYUS RYAN				
GRANTEE: TYUS FAMILY REVOCAB				
1358/0567	5/06/2024	WD U	I 11	100
GRANTOR: TYUS RYAN				
GRANTEE: TYUS RYAN				
BUILDING NOTES				
BUILDING DIMENSIONS				
FSP=[YR=2017] W13 PTO=[YR=2017] E3 N3 W3 S3\$ S8 E13				
BAS=[YR=2017] W13 N8 W17 S49 FGR=[YR=2017] N20 W18				
PTO=[YR=2017] E4 N4 W4 S4\$ W2 S20 E20\$ S12 E14 N10				
POP=[YR=2017] S5 E16 N5 W16\$ 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			1,010.00	SF	6.00	2017	2017	3	76	4,606
2	0211	CONCRETE W	0	100	28	4			112.00	SF	6.00	2017	2017	3	76	511
3	0955	PRIVACY FE	0	100	0	0			119.00	LF	15.00	2020	2020	3	97	1,731

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	DPTH 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								