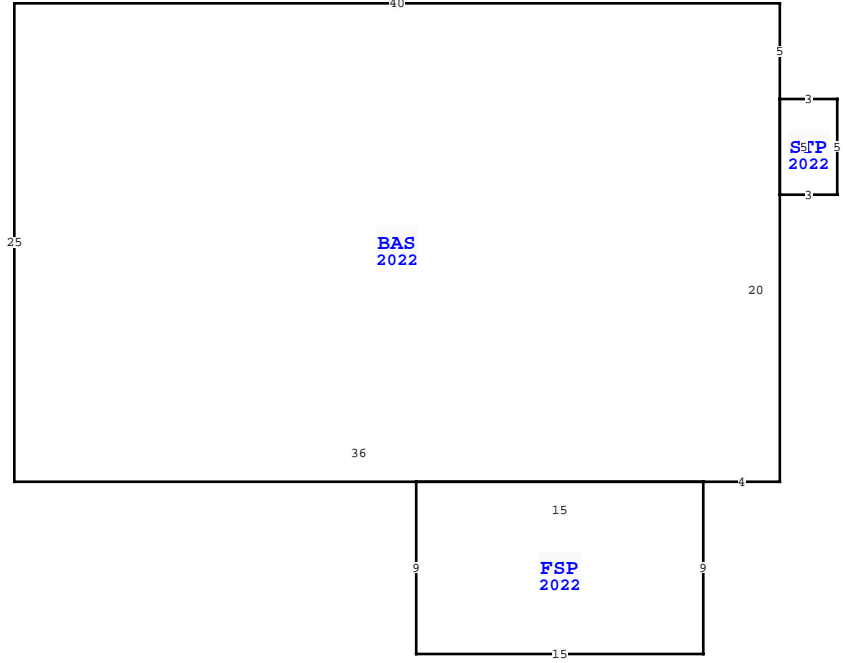


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
07	VYL PLANK 80				
14	CARPET 20				
13	HEAT PUMP 100				
13	HEAT PUMP 100				
	2 100				
	1 100				
	0 100				
1.	1. 100				
	0 100				
03	AVERAGE				
0100	SINGLE FAMILY				
3	MKT AREA	10			
000	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,000	100	2022	1,000	105,900
FSP	135	55	2022	74	7,837
STP	15	10	2022	2	212
TOTALS	1,150			1,076	113,949

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,076	112.6000	106.97	115,100	2022	2022	0	0	1.00	99.00	
2 SINGLE FAM 100% - 2020			Heated Area: 1000			HX Base Yr 2020						



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		113,949	
TOTAL MARKET OB/XF VALUE		4,882	
TOTAL LAND VALUE - MARKET		10,000	
TOTAL MARKET VALUE		128,831	
SOH/AGL Deduction		0	
ASSESSED VALUE		128,831	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		78,831	
TOTAL JUST VALUE		128,831	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		128,880	
5 Yr PRCL CK, N/C			
VERIFY PER NW			
FR 5YR PRCL CK - XFOBS DEMO'D AND XFOB ADDED			
JS DEMO 0130,0940,0625,0940 & MH PU NEW SFD			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000776	DEMO MH-CC	0	08/02/2022
22000026	SFD-CO	0	02/03/2022
19000218	REROOF-CO	0	02/21/2019
16000074	MECH	0	01/27/2016
021055	N/A	0	06/07/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1105/0375	3/28/2019	WD Q	Q	I	01	92,500
GRANTOR: TOWNSEND GEORGE H						
GRANTEE: BRADFORD MELISSA A						
1061/0456	1/25/2018	WD Q	Q	I	01	65,000
GRANTOR: GRACEFUL SOLUTIONS IN						
GRANTEE: TOWNSEND GEORGE H						

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	0055	PORTABLE C	0	100	20	18	360.00	SF	0.00	0.00	100	2002	2002	3	20	0	
2	0955	PRIVACY FE	0	100	0	0	104.00	LF	15.00	15.00	100	1998	1998	3	0	0	
3	0620	WOOD UTL B	0	100	12	12	144.00	SF	6.00	6.00	100	1997	1997	3	20	173	
4	0955	PRIVACY FE	0	100	0	0	327.00	LF	15.00	15.00	100	2019	2019	3	96	4,709	

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			175.00	330.00	1.00	LT		1.00	1.00	1.00	10,000.00	10,000.00	10,000							

TOTAL OB/XF																							
													4,882										