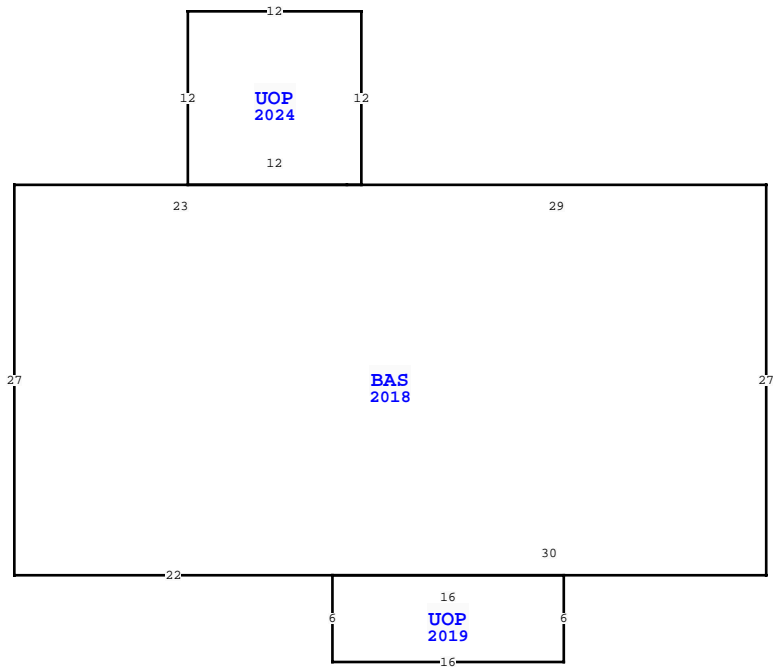


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
03	CONCR STEM 100				
02	WOOD FRAME 100				
30	VINYL 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
14	CARPET 100				
13	HEAT PUMP 100				
13	HEAT PUMP 100				
3	100				
2	100				
1.1	100				
00	N/A 100				
0	100				
03	AVERAGE				
0200	MOBILE HOME				
3	MKT AREA	10			
000	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	2018	1,404	106,909
UOP	96	25	2019	24	1,828
UOP	144	25	2024	36	2,741
TOTALS	1,644			1,464	111,478

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0200	02	1,464	111.0000	77.70	113,753	2018	2022	0	0	2.00	98.00		
1 MOBILE HOM 100% - 2019 Heated Area: 1404 HX Base Yr 2019													



UOP 2024
 BAS 2018
 UOP 2019

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		111,478	
TOTAL MARKET OB/XF VALUE		1,545	
TOTAL LAND VALUE - MARKET		10,000	
TOTAL MARKET VALUE		123,023	
SOH/AGL Deduction		29,579	
ASSESSED VALUE		93,444	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		43,444	
TOTAL JUST VALUE		123,023	
NCON VALUE		2,742	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		90,792	
ADDED +4 (2022) TO EYB FOR RECENT 2020 ROOF OVER			
5 YR PRCL CK, CHG TRAV DCK TO UOP, A/C, FOUNDATION			
5 YR PRCL CH, PU CORR TRAV, PU XFOB LN 4			
COA PER NCOA TRIM REPORT			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001581	ROOF OVER-CO	0	12/19/2019
19001417	DECK	0	10/22/2019
19001375	DECK-CO	0	10/09/2019
18000432	ELECTRIC	0	04/17/2018
18000429	MOBILE HOME-CO	0	04/17/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1054/0817	11/27/2017	WD	Q	V	01	22,000
GRANTOR: BLUE STAR TURN KEY SE						
GRANTEE: WHITLEY NENA KAY						
1054/0815	10/30/2017	DF	U	V	11	100
GRANTOR: BENNETT BETTER HOMES						
GRANTEE: BLUE STAR TURN KEY						

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	0040	CARPORT FI	0	100	16	10			12.00	100	1990	1990	3	47	902	
2	0210	CONCRETE D	0	100	0	0			6.00	100	1990	1990	3	20	182	
3	0700	PORT BLDG	0	100	12	14			0.00	100	1990	1990	3	47	0	
4	0955	PRIVACY FE	0	100	0	0			15.00	100	2019	2019	3	96	461	

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2018;ORIG=0,0] W29 W23 S27 E22 E30 N27 \$			
UOP=[YR=2019;ORIG=-30,27] S6 E16 N6 W16 \$			
UOP=[YR=2024;ORIG=-40,-12] E12 S12 W12 N12 \$			

LAND DESCRIPTION																								
TOTAL OB/XF 1,545																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000201	C	MH	100		RSU1	158.00	322.00	1.00	LT		1.00	1.00	1.00	10,000.00	10,000.00	10,000							