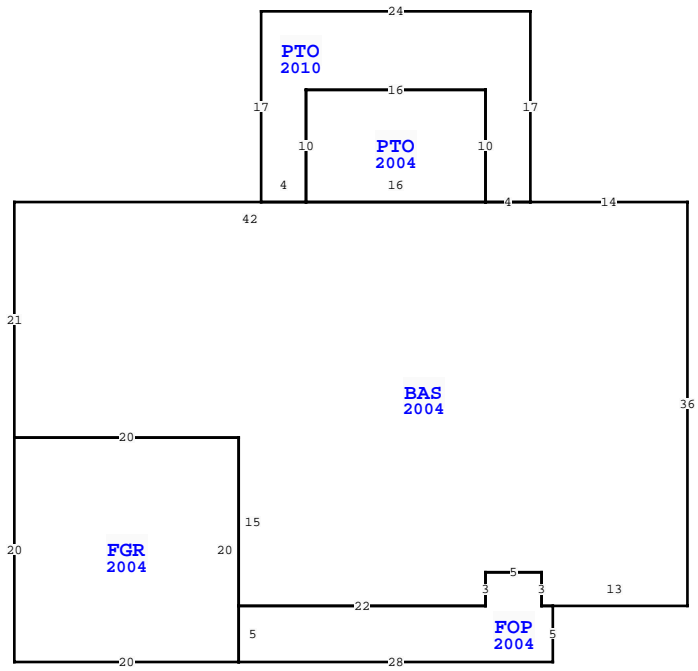


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 90				
20	FACE BRICK 10				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
11	CLAY TILE 50				
14	CARPET 50				
13	HEAT PUMP 100				
13	HEAT PUMP 100				
	Bedrooms	3	100		
	Bathrooms	2	100		
	Story Height	0	100		
1.1	1.100				
01	FIREPLACE 100				
	Units	0	100		
03	AVERAGE				
0100	SINGLE FAMILY				
3	MKT AREA		10		
273.00	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,845	100	2004	1,845	188,027
FGR	400	50	2004	200	20,382
FOP	155	30	2004	46	4,688
PTO	160	5	2004	8	815
PTO	248	5	2010	12	1,223
TOTALS	2,808			2,111	215,136

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,111	123.3000	117.14	247,283	2004	2010	0	0	13.00	87.00
1 SINGLE FAM 100% - 2005 Heated Area: 1845 HX Base Yr 2005											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		215,136	
TOTAL MARKET OB/XF VALUE		2,422	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		272,558	
SOH/AGL Deduction		112,944	
ASSESSED VALUE		159,614	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		109,614	
TOTAL JUST VALUE		272,558	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		254,403	
5 YR PRCL CK, CHG EYB 2006 TO 2010, WINDOWS, DEMO			
INCR EYB 2004-2006 PRMT OB21-000226			
PU XFOB LN 4			
5YR PRCL CH-CHGS TO BE KEYED AT LATER DATE.			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000536	14 WINDOWS	0	10/21/2021
21000226	MECH	0	04/30/2021
31722	SFR	0	04/26/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0558/0352	9/15/2004	WD Q	Q	I		190,000
GRANTOR: WAKULLA BUILDERS LLC						
GRANTEE: PECK						
0532/0170	4/01/2004	WD Q	Q	V		28,700
GRANTOR: TURNER LAND DEVELOPME						
GRANTEE: WAKULLA BUILDERS LL						

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			1,274.00	6.00	100	2004	2004	3	23	1,758
2	0211	CONCRETE W	0	100	62	3			186.00	SF 6.00	100	2004	2004	3	23	257
4	0955	PRIVACY FE	0	100	0	0			28.00	LF 15.00	100	2020	2020	3	97	407

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	55,000.00	55,000.00	55,000							