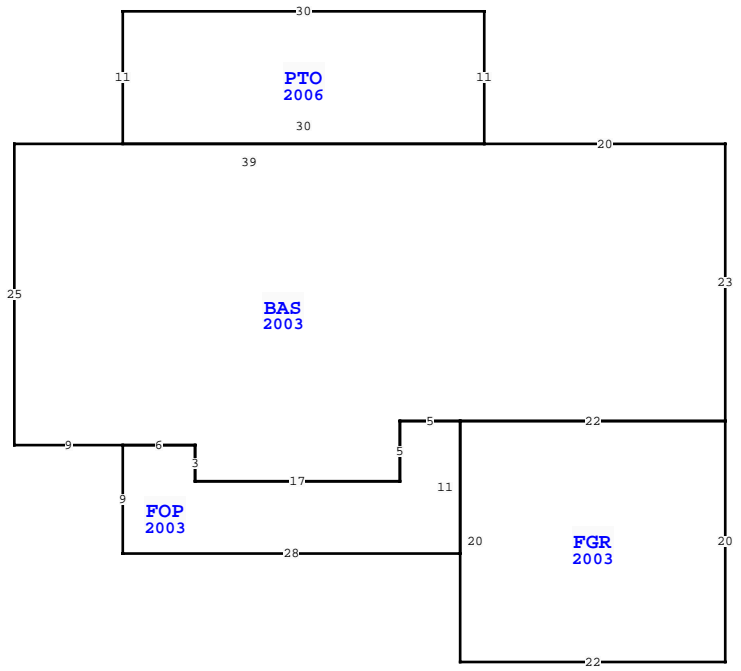


ELEMENT		CD	CONSTRUCTION		
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	10	ABOVE	AVG.	90	
Exterior Wall	19	COMMON	BRK	10	
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL	100		
Interior Floo	12	HARDWOOD	70		
Interior Floo	11	CLAY TILE	30		
Heating Type	13	HEAT PUMP	100		
Air Condition	13	HEAT PUMP	100		
Bedrooms		3	100		
Bathrooms		2	100		
Story Height		0	100		
Stories	1.	1.	100		
Fireplace	01	FIREPLACE	100		
Units		0	100		
Kitchen	GD	GOOD	100		
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	3	MKT AREA	10		
NEIGHBORHOOD/LOC	273.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,472	100	2003	1,472	181,466
FGR	440	50	2003	220	27,121
FOP	211	30	2003	63	7,766
PTO	330	5	2006	16	1,972
TOTALS	2,453			1,771	218,327

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,771	149.1600	141.70	250,951	2003	2010	0	0	13.00	87.00	
1 SINGLE FAM 100% - 2022 Heated Area: 1472 HX Base Yr 2022												



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			218,327
TOTAL MARKET OB/XF VALUE			3,459
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			276,786
SOH/AGL Deduction			43,124
ASSESSED VALUE			233,662
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			183,662
TOTAL JUST VALUE			276,786
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			251,075
5 YR PRCL CK, CHG EYB 2003 TO 2010 WINDOWS/DOORS/			
2022 HX APP			
PU NEW TRAVERSE			
5YR PRCL CH-CHGS TO BE KEYED AT LATER DATE.			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2011358	WINDOWS/DOORS	0	06/02/2011
29770	SFD	0	01/23/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1233/0710	10/15/2021	WD Q	Q	I	01	253,500
GRANTOR: ABDELKAREM ELSAKA & A						
GRANTEE: WALLACE CHRISTOPHER						
1226/0695	9/02/2021	CT U	I	I	11	199,100
GRANTOR: CIRCUIT COURT WAKULLA						
GRANTEE: ABDELKAREM ELSAKA &						

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			6.00	100	2003	2003	3	21	1,875	
2	0955	PRIVACY FE	0	100	0	0			15.00	100	2003	2003	3	0	0	
4	0211	CONCRETE W	0	100	54	5			6.00	100	2003	2003	3	21	340	
5	0740	UNFINISH O	0	100	12	12			11.00	100	2006	2006	3	66	1,045	
6	0940	OPEN SHED	0	100	7	12			4.00	100	2006	2006	3	27	91	
7	0060	DECK WOOD	0	100	6	12			5.00	100	2006	2006	3	30	108	

TOTAL OB/XF												
3,459												
BLD DATE	02/03/2021	FRFR	LGL DATE	02/03/2021	FRFR							
XF DATE	10/26/2015	FRSR	LAND DATE									
INC DATE			AG DATE									

BUILDING NOTES												
BAS=[YR=2003] W20 PTO=[YR=2006] N11 W30 S11 E30\$ W39 S25 E9												
FOP=[YR=2003] S9 E28 N11 W5 S5 W17 N3 W6\$ E6 S3 E17 N5 E5												
FGR=[YR=2003] S20 E22 N20 W22\$ E22 N23\$.												

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							

BUILDING DIMENSIONS												
BAS=[YR=2003] W20 PTO=[YR=2006] N11 W30 S11 E30\$ W39 S25 E9												
FOP=[YR=2003] S9 E28 N11 W5 S5 W17 N3 W6\$ E6 S3 E17 N5 E5												
FGR=[YR=2003] S20 E22 N20 W22\$ E22 N23\$.												