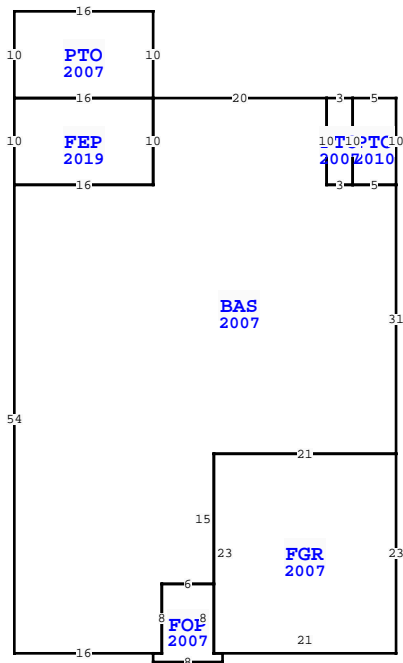




BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Foundation	02	CONCR SLAB 100			
Frame	02	WOOD FRAME 100			
Exterior Wall	05	HARDIE BRD 90			
Exterior Wall	20	FACE BRICK 10			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	11	CLAY TILE 100			
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			
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	2,045	100	2007	2,045	217,697
FEP	160	80	2019	128	13,626
FGR	483	50	2007	242	25,762
FOP	56	30	2007	17	1,810
PTO	30	5	2007	2	213
PTO	160	5	2007	8	852
PTO	50	5	2010	2	213
TOTALS	2,984			2,444	260,172

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100%	- 2008									Heated Area: 2173	HX Base Yr 2008



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			260,172
TOTAL MARKET OB/XF VALUE			3,201
TOTAL LAND VALUE - MARKET			38,500
TOTAL MARKET VALUE			301,873
SOH/AGL Deduction			148,960
ASSESSED VALUE			152,913
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			102,913
TOTAL JUST VALUE			301,873
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			287,524
5 YR CK, DEMO XFOB, CHG EYB 2007 TO 2010 HVAC.			
PU NEW TRAVERSE			
5YR PRCL CH-CHGS TO BE KEYED AT LATER DATE.			
5 YR PRCL CH, PU CORR TRAV			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000261	MECH	0	05/08/2019
20061710	SFD - CO	0	10/24/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0704/0061	3/23/2007	WD Q	Q	I		275,300
GRANTOR: SOUTH COUNTY HOMES,LL						
GRANTEE: ANDRIA ROGER L & AN						
0683/0839	11/08/2006	WD Q	Q	V		43,000
GRANTOR: TURNER LAND ENTERPRIS						
GRANTEE: SOUTH COUNTY HOMES						

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	62	16			992.00	SF	6.00	6.00	100	2007	2007	3	30	1,786	
2	0211	CONCRETE W	0	100	14	4			56.00	SF	6.00	6.00	100	2007	2007	3	30	101	
4	0955	PRIVACY FE	0	100	0	0			219.00	LF	15.00	15.00	100	2007	2007	3	40	1,314	

BUILDING NOTES			
BLD DATE 06/08/2021 FRFR LGL DATE 06/08/2021 FRFR			
XF DATE 06/08/2021 FRFR LAND DATE 06/08/2021 FRFR			
INC DATE AG DATE			

BUILDING DIMENSIONS
PTO=[YR=2010] W5 S10 E5 BAS=[YR=2007] W5 PTO=[YR=2007] N10 W3 S10 E3\$ W3 N10 W20 PTO=[YR=2007] N10 W16 S10 E16\$ FEP=[YR=2019] W16 S10 E16 N10\$ S10 W16 S54 E16 FOP=[YR=2007] S1 E8 N1 W1 N8 W6 S8 W1\$ E1 N8 E6 N15 FGR=[YR=2007] S23 E21 N23 W21\$ E21 N31\$ N10\$.

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	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	0.70	55,000.00	38,500.00	38,500							