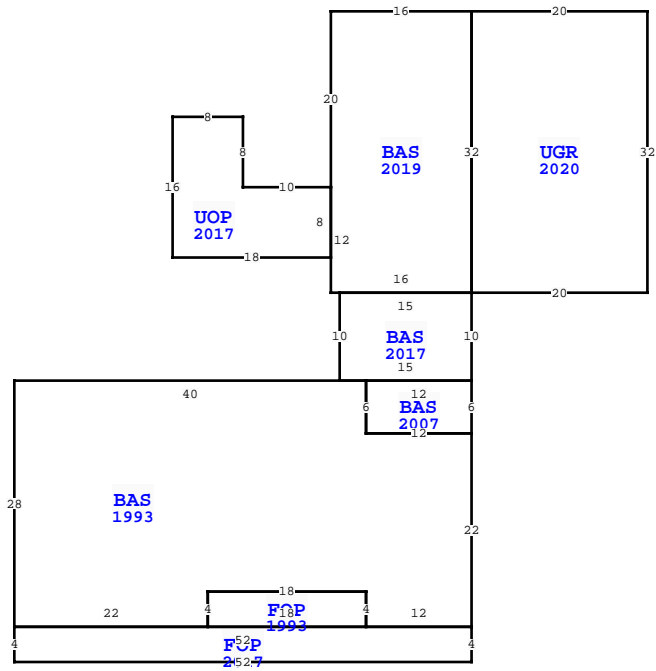


ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 100
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 100
Bedrooms		3 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 100
Fireplace	01	FIREPLACE 100
Units		0 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,428	116.5000	110.68	268,731	1980	2010	0	0	13.00	87.00		
1 SINGLE FAM 100% - 2014 Heated Area: 2046 HX Base Yr 2014													



QUALITY	DOR CODE	MAP NUM	NEIGHBORHOOD/LOC	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
03	0100	3	398.00	1,312	100	1993	1,312	126,334
				72	100	2007	72	6,933
				150	100	2017	150	14,444
				512	100	2019	512	49,301
				72	30	1993	22	2,118
				208	30	2017	62	5,970
				640	40	2020	256	24,651
				208	20	2017	42	4,045
TOTALS				3,174			2,428	233,796

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 2	
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		233,796	
TOTAL MARKET OB/XF VALUE		14,522	
TOTAL LAND VALUE - MARKET		31,500	
TOTAL MARKET VALUE		279,818	
SOH/AGL Deduction		86,039	
ASSESSED VALUE		193,779	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		143,779	
TOTAL JUST VALUE		279,818	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		235,578	
REVIEWED QUAL WITH STAFF AND DETERMINED QUAL SHOUL			
5 YR PRCL CK, DEMO XFOB, COULD NOT GET BACK TO VER			
FR PU NEW TRAVERSE			
FR 5YR CK; +/- XFOBS, CHG EXTW			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000011	REROOF	0	01/03/2020
17000344	ADDITION	0	03/24/2017
2007571	RENOVATE	0	04/23/2007
019527	N/A	0	04/17/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0901/0333	2/01/2013	WD Q	Q	I	01	115,000
GRANTOR: BREDIUMS FRANK B JR						
GRANTEE: HARRIS STEVEN CHARE						
0643/0473	2/28/2006	WD Q	Q	I		106,000
GRANTOR: DUGGAN CHRISTINE M						
GRANTEE: BREDIMUS FRANK B.						

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
2	0770	PUMP HOUSE	0	100	4	6	SF	5.00	5.00	100	1997	1997	3	0	0	
3	0700	PORT BLDG	0	100	16	10	SF	0.00	0.00	100	2014	2014	3	82	0	
4	0055	PORTABLE C	0	100	20	18	SF	0.00	0.00	100	2016	2016	3	72	0	
5	0250	ASPHALT AV	0	100	0	0	SF	2.00	2.00	100	2020	2020	3	89	3,119	
6	0955	PRIVACY FE	0	100	0	0	LF	15.00	15.00	100	2018	2018	3	95	4,133	
7	0211	CONCRETE W	0	100	27	3	SF	6.00	6.00	100	2018	2018	3	80	389	
8	0940	OPEN SHED	0	100	16	10	SF	4.00	4.00	100	2020	2020	3	89	570	
9	0740	UNFINISH O	0	100	10	16	SF	11.00	11.00	100	2020	2020	3	94	1,654	
10	0620	WOOD UTL B	0	100	10	20	SF	6.00	6.00	100	2020	2020	3	89	1,068	
11	0055	PORTABLE C	0	100	30	36	SF	0.00	0.00	100	2020	2020	3	89	0	

TOTAL OB/XF													
10,933													
BLD DATE	06/26/2017	MMSR	LGL DATE	06/26/2017	MMSR								
XF DATE	06/26/2017	MMSR	LAND DATE	06/26/2017	MMSR								
INC DATE			AG DATE										

BUILDING NOTES													
BUILDING DIMENSIONS													
UGR=[YR=2020] W20 BAS=[YR=2019] W16 S20 UOP=[YR=2017] W10 N8 W8 S16 E18 N8\$ S12 E16 N32\$ S32 BAS=[YR=2017] W15 S10 E15 BAS=[YR=2007] W12 S6 E12 BAS=[YR=1993] W12 N6 W40 S28 POP=[YR=2017] S4 E52 N4 W52\$ E22 POP=[YR=1993] E18 N4 W18 S4\$ N4 E18 S4 E12 N22\$ N6\$ N10\$ E20 N32\$.													

LAND DESCRIPTION																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DPTH 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	0.90	0.90	35,000.00	31,500.00	31,500							

