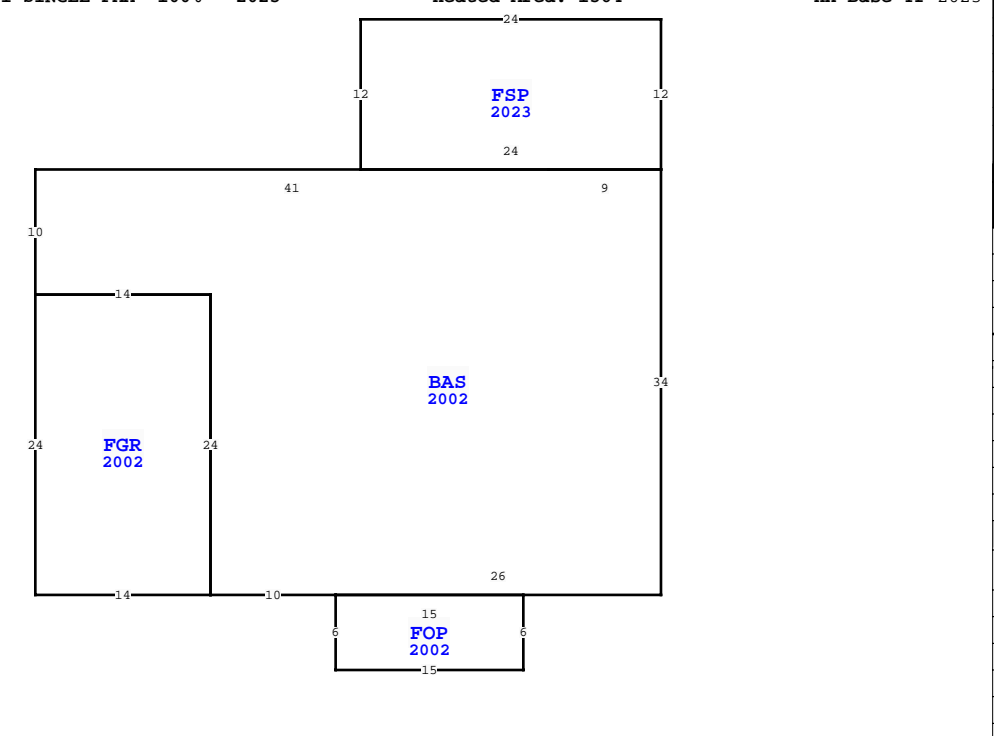


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	02	WOOD FRAME	100
Exterior Wall	30	VINYL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	10	LAMINATED	70
Interior Floo	14	CARPET	30
Heating Type	13	HEAT PUMP	100
Air Condition	13	HEAT PUMP	100
Bedrooms		3	100
Bathrooms		2	100
Story Height		0	100
Stories	1.	1.	100
Units		0	100
Condition Adj	13	GOOD	100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	1,717	125.2350	118.97	204,271	2002	2006	0	0	0	17.00	83.00		

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		169,545	
TOTAL MARKET OB/XF VALUE		12,336	
TOTAL LAND VALUE - MARKET		14,000	
TOTAL MARKET VALUE		195,881	
SOH/AGL Deduction		0	
ASSESSED VALUE		195,881	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		145,881	
TOTAL JUST VALUE		195,881	
NCON VALUE		13,377	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		172,571	



Quality					
DOR CODE		0100 SINGLE FAMILY			
MAP NUM		3	MKT AREA		10
NEIGHBORHOOD/LOC		257.00	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,364	100	2002	1,364	134,688
FGR	336	50	2002	168	16,589
FOP	90	30	2002	27	2,666
FSP	288	55	2023	158	15,602
TOTALS	2,078			1,717	169,545

SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD	SALE PRICE
1289/0817	10/25/2022	WD Q	I 01	221,900
GRANTOR: REED CHERYL				
GRANTEE: LEBLANC AMY JO				
1014/0310	10/14/2016	WD Q	I 01	125,000
GRANTOR: WILLIAMSON CHRISTOPHE				
GRANTEE: REED JAMES & CHERYL				

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	50	10			6.00	100	2002	2002	3	20	600	
2	0955	PRIVACY FE	0	100	0	0		15.00	15.00	100	2003	2003	3	75	2,768	
3	0211	CONCRETE W	0	100	19	3		6.00	6.00	100	2002	2002	3	20	68	
5	0700	PORT BLDG	0	100	4	6		0.00	0.00	100	2024	2023	AV	98	0	
6	0157	GENERATOR	0	100	0	0		8,900.00	8,900.00	100	2024	2023		100	8,900	

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	DPHT 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	14,000.00	14,000.00	14,000							

BLD DATE		02/13/2018	MMTP	LGL DATE		02/13/2018	MMTP
XF DATE		02/13/2018	MMTP	LAND DATE		02/13/2018	MMTP
INC DATE				AG DATE			