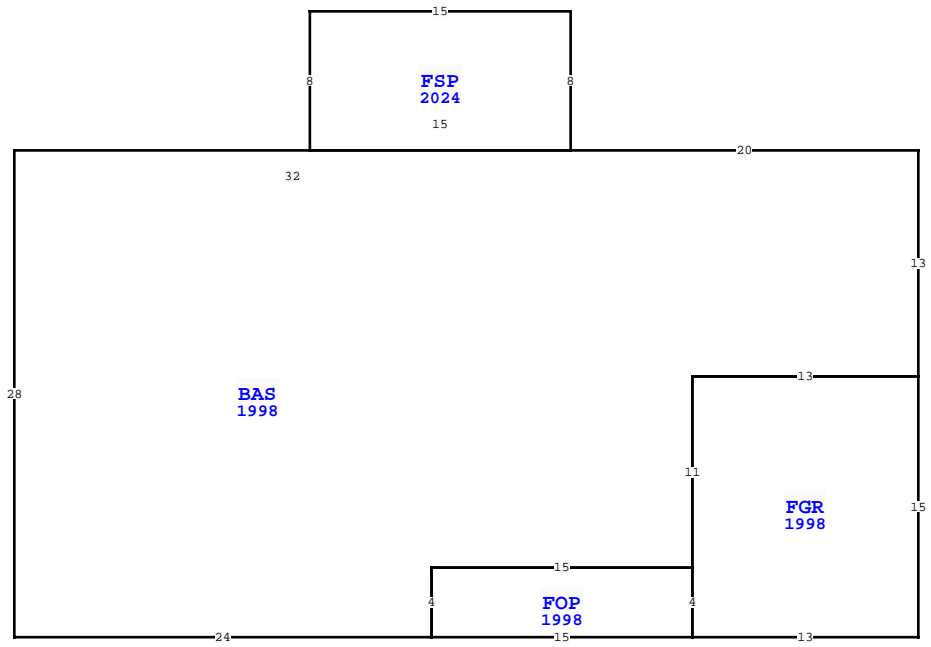




ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	70	
Exterior Wall	19	COMMON	BRK	30	
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL	100		
Interior Floo	10	LAMINATED	100		
Heating Type	13	HEAT PUMP	100		
Air Condition	13	HEAT PUMP	100		
Bedrooms				3	100
Bathrooms				2	100
Story Height				0	100
Stories	1.			1.	100
Units				0	100
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	3	MKT AREA		10	
NEIGHBORHOOD/LOC	112.00	1.10/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,201	100	1998	1,201	127,318
FGR	195	50	1998	98	10,389
FOP	60	30	1998	18	1,908
FSP	120	55	2024	66	6,997
TOTALS	1,576			1,383	146,612

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%	- 2024								
				Heated Area: 1201			HX Base Yr 2024				



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			146,612
TOTAL MARKET OB/XF VALUE			7,610
TOTAL LAND VALUE - MARKET			15,000
TOTAL MARKET VALUE			169,222
SOH/AGL Deduction			20,743
ASSESSED VALUE			148,479
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			98,479
TOTAL JUST VALUE			169,222
NCON VALUE			22,363
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			148,886
COC R240029 ADD PORTABILITY, WAS MISSED AFTER APPL			
DENIAL - NO SOH VALUES TO PORT OVER, HX ADDED .			
5 YR PRCL CK, CHG EYB 1998 TO 2014, PU XFOBS, CHG QU			
2023 HX CARD RETURNED SOLD REMOVE HX			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB23-000340	HVAC CHANGE OUT-C		07/10/2023
17000310	REROOF	0	03/07/2017
23065	SFD	0	12/22/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1303/0193	3/03/2023	WD Q	Q	I	01	210,000
GRANTOR: FREEMAN KRISTY LYNN A						
GRANTEE: ANDERSON CLAYTON ST						
0805/0574	8/07/2009	WD U	I	12		75,500
GRANTOR: U.S. BANK NATIONAL AS						
GRANTEE: FREEMAN KRISTY LYNN						

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	69	9	621.00	SF	6.00	6.00	100	1998	1998	3	57	2,124	
2	0211	CONCRETE W	0	100	12	3	36.00	SF	6.00	6.00	100	1999	1999	3	62	134	
3	0211	CONCRETE W	0	100	9	4	36.00	SF	6.00	6.00	100	1999	1999	3	62	134	
4	0100	6" CHAINLI	0	100	0	0	248.00	LF	19.00	19.00	100	2020	2020	3	89	4,194	
8	0940	OPEN SHED	0	100	8	24	192.00	SF	4.00	4.00	100	2024	2023		100	768	
9	0940	OPEN SHED	0	100	8	8	64.00	SF	4.00	4.00	100	2024	2023		100	256	

TOTAL OB/XF												7,610			
BLD DATE 03/10/2017 MMSR												LGL DATE		03/10/2017 MMSR	
XF DATE 03/10/2017 MMSR												LAND DATE		03/10/2017 MMSR	
INC DATE												AG DATE			

BUILDING NOTES											
BAS=[YR=1998;ORIG=0,0] W20 W32 S28 E24 N4 E15 N11 E13 N13 \$											
FGR=[YR=1998;ORIG=-13,24] S4 E13 N15 W13 S11 \$											
FOP=[YR=1998;ORIG=-28,28] E15 N4 W15 S4 \$											
FSP=[YR=2024;ORIG=-20,-8] W15 S8 E15 N8 \$											

BUILDING DIMENSIONS											
BAS=[YR=1998;ORIG=0,0] W20 W32 S28 E24 N4 E15 N11 E13 N13 \$											
FGR=[YR=1998;ORIG=-13,24] S4 E13 N15 W13 S11 \$											
FOP=[YR=1998;ORIG=-28,28] E15 N4 W15 S4 \$											
FSP=[YR=2024;ORIG=-20,-8] W15 S8 E15 N8 \$											

LAND DESCRIPTION												TOTAL OB/XF												7,610			
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		R1	120.00	202.00	1.00	LT		1.00	1.00	1.00	15,000.00	15,000.00	15,000										