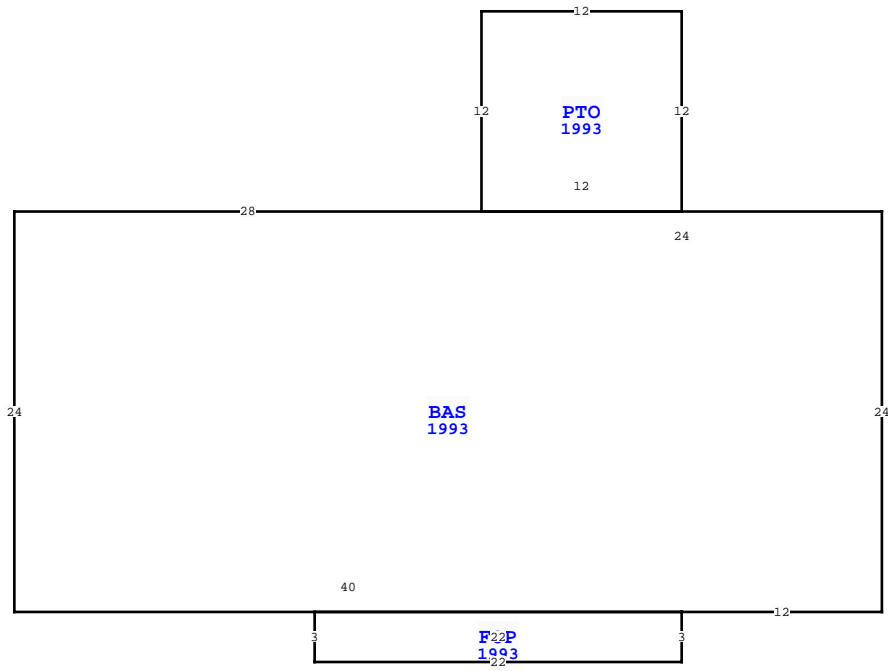




ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
02	CONCR SLAB 100		
02	WOOD FRAME 100		
15	CONC BLOCK 70		
19	COMMON BRK 30		
03	GABLE/HIP 100		
03	COMP SHNGL 100		
05	DRYWALL 100		
10	LAMINATED 50		
11	CLAY TILE 50		
13	HEAT PUMP 100		
13	HEAT PUMP 100		
	Bedrooms	4	100
	Bathrooms	3	100
	Story Height	0	100
1.	Stories	1.	100
	Units	0	100
03	AVERAGE		
0100	SINGLE FAMILY		
3	MKT AREA		10
112.00	NEIGHBORHOOD/LOC	1.10/	
BAS	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
1,248		1,248	100
FOP		66	30
144		5	1993
TOTALS		1,458	1,275 153,463

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,275	125.2000	130.83	166,808	1976	2015	0	0	8.00	92.00
1 SINGLE FAM 100% - 2021 Heated Area: 1248 HX Base Yr 2021											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			153,463
TOTAL MARKET OB/XF VALUE			6,070
TOTAL LAND VALUE - MARKET			15,000
TOTAL MARKET VALUE			174,533
SOH/AGL Deduction			50,233
ASSESSED VALUE			124,300
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			74,300
TOTAL JUST VALUE			174,533
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			142,070
5 YR PRCL CK, CHG EYB ON HOME & XFOBS			
5YR PRCL CH; CHG FLOORING			
ADD HX FOR 2021-COLLINS			
COA PER NCOA MOVED ACCNTS REPORT WCPA TRIM			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000594	INSTALL 1 WINDOW-	0	11/18/2021
OB21-000456	REPL 2 DOORS	0	09/23/2021
21000382	WINDOW	0	07/08/2021
20000235	REROOF-CO	0	06/04/2020
18000043	MECH-CO	0	02/05/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1159/0794	7/15/2020	WD Q	Q	I	01	136,500
GRANTOR: REGIONAL CONTRACTING						
GRANTEE: COLLINS ASHLEY NICO						
1032/0585	12/31/2015	WD Q	Q	I	01	97,500
GRANTOR: BRWON MANAGEMENT GROU						
GRANTEE: REGIONAL CONTRACTIN						

EXTRA FEATURES		TOTALS	
L N	OB/XF CODE	DESCRIPTION	ADJ R
1	0210	CONCRETE D	6.00
2	0080	4' CHAINLI	13.00
3	0055	PORTABLE C	0.00
4	0700	PORT BLDG	0.00
5	0955	PRIVACY FE	15.00
6	0211	CONCRETE W	6.00
TOTALS		1,458	1,275 153,463

TOTAL OB/XF															
BLD DATE	XF DATE	INC DATE	03/25/2021	MMMM	LGL DATE	LAND DATE	AG DATE	03/25/2021	MMMM	6,070					
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 66	10			6.00	100	1976	1976	3	62	2,455	
2	0080	4' CHAINLI	0	100 0	0			13.00	100	1980	1980	3	43	1,677	
3	0055	PORTABLE C	0	100 25	12			0.00	100	2007	2007	3	76	0	
4	0700	PORT BLDG	0	100 0	0			0.00	100	2007	2007	3	68	0	
5	0955	PRIVACY FE	0	100 0	0			15.00	100	2009	2009	3	79	1,730	
6	0211	CONCRETE W	0	100 28	2			6.00	100	1976	1976	3	62	208	

BUILDING NOTES											
BAS=[YR=1993] W24 PTO=[YR=1993] E12 N12 W12 S12\$ W28 S24 E40 FOP=[YR=1993] W22 S3 E22 N3\$ E12 N24\$.											

BUILDING DIMENSIONS											
BAS=[YR=1993] W24 PTO=[YR=1993] E12 N12 W12 S12\$ W28 S24 E40 FOP=[YR=1993] W22 S3 E22 N3\$ E12 N24\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		R1	113.00	192.00	1.00	LT	

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	15,000.00	15,000.00	15,000							