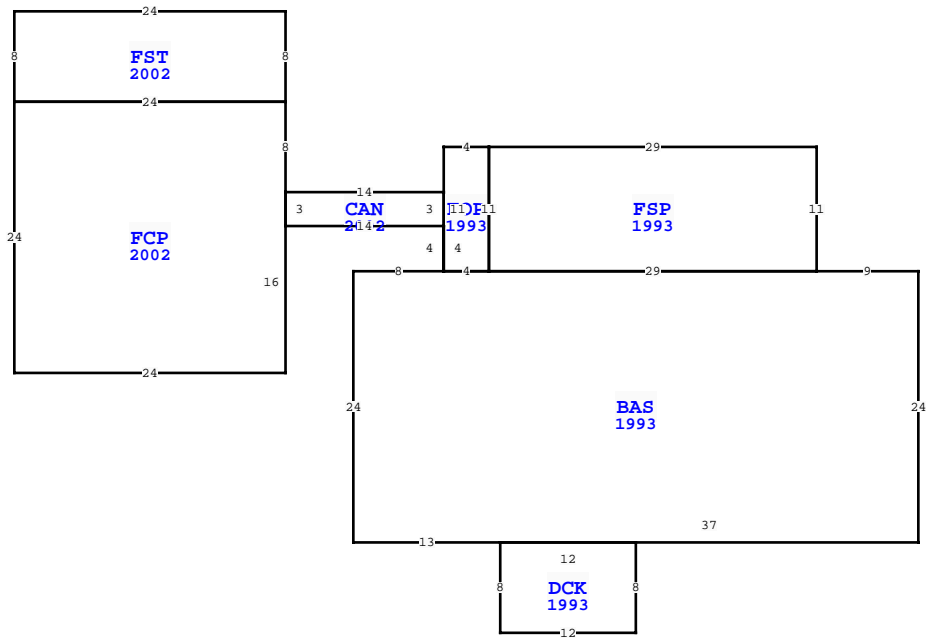


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	08	WD ON PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Heating Type	13	HEAT 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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,661	116.5000	110.68	183,839	1986	2012	0	0	11.00	89.00		
1 SINGLE FAM 100% - 2005 Heated Area: 1200 HX Base Yr 2005													



EXTRA FEATURES																
L	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	0	0			6.00	100	1987	1987	3	43	3,037	
2	0955	PRIVACY FE	0	100	0	0			15.00	100	2005	2005	3	60	666	
3	0700	PORT BLDG	0	100	0	0			0.00	100	2012	2012	3	78	0	

LAND DESCRIPTION		TOTAL OB/XF 3,703																						
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				0.00	0.00	1.00	LT		1.00	1.00	1.00	15,000.00	15,000.00	15,000							

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		163,617	
TOTAL MARKET OB/XF VALUE		3,703	
TOTAL LAND VALUE - MARKET		15,000	
TOTAL MARKET VALUE		182,320	
SOH/AGL Deduction		75,057	
ASSESSED VALUE		107,263	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		57,263	
TOTAL JUST VALUE		182,320	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		135,126	
5 YR PRCL CK, CHG EYB ON HOME & XFOBS			
5YR PRCL CK NC			
5 YR PRCL CH, CORR EXW			
5 YR PRCL CH, PU XFOB LN 3			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22-001067	RE-ROOF/SHINGLES		10/26/2022
201235	LAWN STORAGE	0	01/24/2012
29443	REROOF	0	07/17/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1152/0823	5/22/2020	QC	U	I	11	100
GRANTOR: EPSY JAMES B & LAW EL						
GRANTEE: EPSY JAMES B						
0550/0163	8/12/2004	WD	Q	I		137,900
GRANTOR: WOLF FRANK C & HOLLY						
GRANTEE: EPSY						

BLD DATE		05/12/2017	MMSR	LGL DATE	05/12/2017	MMSR
XF DATE		05/12/2017	MMSR	LAND DATE		
INC DATE				AG DATE		

BUILDING NOTES	
BAS=[YR=1993] W9 FSP=[YR=1993] N11 W29 S11 E29\$ W29	
FOP=[YR=1993] N11 W4 S11 E4 \$ W4 N4 CAN=[YR=2002] N3 W14	
FCP=[YR=2002] N8 FST=[YR=2002] N8 W24 S8 E24\$ W24 S24 E24	
N16\$ S3 E14\$ S4 W8 S24 E13 DCK=[YR=1993] S8 E12 N8 W12\$ E37 N24\$.	

BUILDING DIMENSIONS	
BAS=[YR=1993] W9 FSP=[YR=1993] N11 W29 S11 E29\$ W29	
FOP=[YR=1993] N11 W4 S11 E4 \$ W4 N4 CAN=[YR=2002] N3 W14	
FCP=[YR=2002] N8 FST=[YR=2002] N8 W24 S8 E24\$ W24 S24 E24	
N16\$ S3 E14\$ S4 W8 S24 E13 DCK=[YR=1993] S8 E12 N8 W12\$ E37 N24\$.	