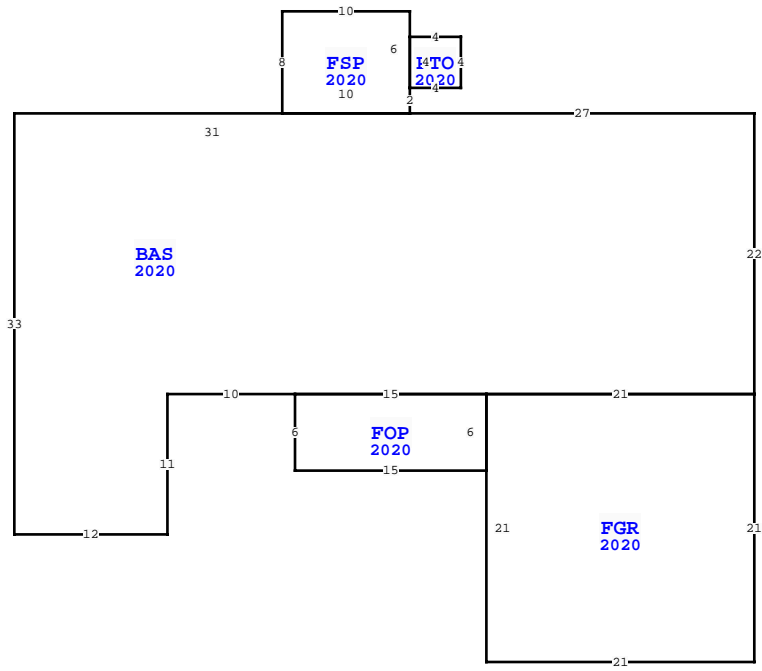




ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 90				
11	AVERAGE 10				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
08	SHT VINYL 50				
14	CARPET 50				
13	HEAT PUMP 100				
13	HEAT PUMP 100				
	3 100				
	2 100				
	0 100				
1.1	1.100				
01	FIREPLACE 100				
	0 100				
03	AVERAGE				
0100	SINGLE FAMILY				
3	MKT AREA	10			
335.00	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,408	100	2020	1,408	149,728
FGR	441	50	2020	220	23,395
FOP	90	30	2020	27	2,871
FSP	80	55	2020	44	4,679
PTO	16	5	2020	1	107
TOTALS	2,035			1,700	180,780

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,700	115.4000	109.63	186,371	2020	2020	0	0	3.00	97.00
1 SINGLE FAM 100% - 2021 Heated Area: 1408 HX Base Yr 2021											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		180,780	
TOTAL MARKET OB/XF VALUE		10,056	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		245,836	
SOH/AGL Deduction		36,622	
ASSESSED VALUE		209,214	
TOTAL EXEMPTION VALUE		HX HB WX 55,000	
BASE TAXABLE VALUE		154,214	
TOTAL JUST VALUE		245,836	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		237,668	
5 YR PRCL CK, XFOBS			
5 YR PRCL CH, PU XFOB LN 4 & 5			
WX, AND INCOME FOR SX			
ADD HX, PORT FOR 2021-FINCH. PENDING DC FOR			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000781	SHED	0	08/17/2020
19001541	SFD-CO	0	01/02/2020
20071606	SFD-EXPIRED	0	11/05/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1153/0732	5/27/2020	WD Q	Q	I	01	211,000
GRANTOR: CREATIVE CONSTRUCTION						
GRANTEE: FINCH LINDA MACDONA						
1038/0342	6/20/2017	WD Q	Q	V	05	120,000
GRANTOR: FONVIELLE-THOMPSON, L						
GRANTEE: CREATIVE CONSTRUCTI						

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	0	0	798.00	SF	6.00	6.00	100	2020	2020	3	89	4,261	
2	0211	CONCRETE W	0	100	31	5	155.00	SF	6.00	6.00	100	2020	2020	3	89	828	
4	0625	PORT WD UT	0	100	0	0	1.00	SF	6.00	6.00	100	2020	2020	3	89	5	
5	0955	PRIVACY FE	0	100	0	0	341.00	LF	15.00	15.00	100	2020	2020	3	97	4,962	

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	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			0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							