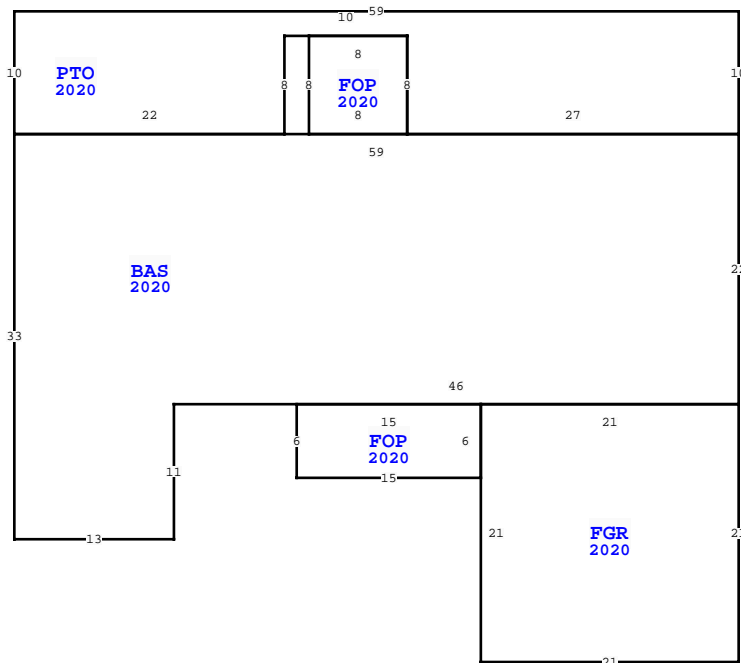


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	02	WOOD FRAME	100
Exterior Wall	05	HARDIE BRD	90
Exterior Wall	11	AVERAGE	10
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	07	VYL PLANK	70
Interior Floo	14	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
Quality	03	AVERAGE	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM	3	MKT AREA	10
NEIGHBORHOOD/LOC	335.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,441	100	2020
FGR	441	50	2020
FOP	64	30	2020
FOP	90	30	2020
PTO	510	5	2020
TOTALS	2,546		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,733	113.8000	108.11	187,355	2020	2020	0	0	3.00	97.00
1 SINGLE FAM 100% - 2021 Heated Area: 1441 HX Base Yr 2021											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		181,734	
TOTAL MARKET OB/XF VALUE		9,194	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		245,928	
SOH/AGL Deduction		32,971	
ASSESSED VALUE		212,957	
TOTAL EXEMPTION VALUE		HX HB VX 55,000	
BASE TAXABLE VALUE		157,957	
TOTAL JUST VALUE		245,928	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		238,178	
5 YR PRCL CK, WELL MAINT, PU ULT SHED, COULDNT GE			
5 YR PRCL CH, N/C			
ADD HX & VX FOR 2021=PRATT			
5 YR PRCL CK, PU NEW SFD, PU XFOB LN 1-3			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24-000170	IN-GROUND POOL W/		04/08/2024
20000145	SFD-CO	0	02/27/2020
20071511	SFD-EXPIRED	0	10/23/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1174/0023	10/14/2020	WD Q	Q	I	01	207,500
GRANTOR: CREATIVE CONSTRUCTION						
GRANTEE: PRATT WILLIAM SCOTT						
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
1	0210	CONCRETE D	0	100	52	16			6.00	100	2020
2	0211	CONCRETE W	0	100	29	4			6.00	100	2020
3	0955	PRIVACY FE	0	100	0	0			15.00	100	2020
4	0700	PORT BLDG	0	100	0	0			0.00	100	2024

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
1	000100	C	SFR	100			0.00	0.00	1.00	LT	1.00

BUILDING NOTES											
BUILDING DIMENSIONS											
PTO=[YR=2020] W59 S10 E22 N8 E10 S8 FOP=[YR=2020] N8 W8 S8											
E8\$ E27 BAS=[YR=2020] W59 S33 E13 N11 E46 FGR=[YR=2020] W21											
FOP=[YR=2020] W15 S6 E15 N6\$ S21 E21 N21\$ N22\$ N10\$.											

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	% 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							