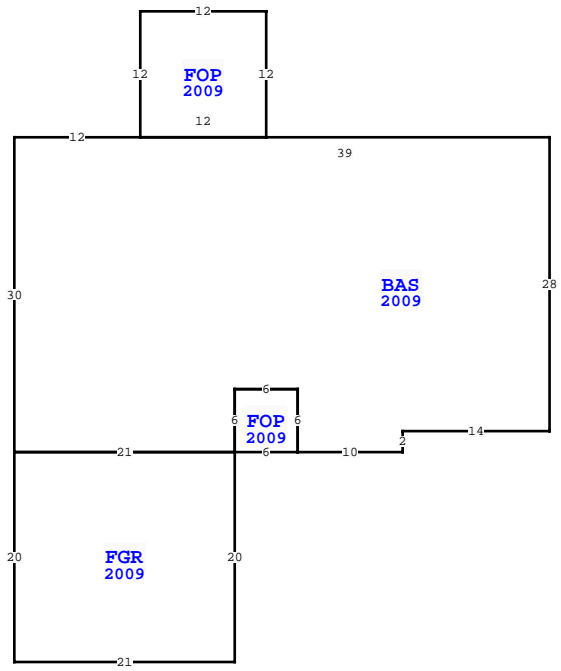




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 60
Interior Floo	14	CARPET 40
Heating Type	13	HEAT 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
BAS	1,466	100
FGR	420	50
FOP	36	30
FOP	144	30
TOTALS	2,066	

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%	- 2021		192,618	2009	2015	0	0	8.00	92.00	Heated Area: 1466 HX Base Yr 2021	



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			177,209
TOTAL MARKET OB/XF VALUE			7,983
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			240,192
SOH/AGL Deduction			54,424
ASSESSED VALUE			185,768
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			135,768
TOTAL JUST VALUE			240,192
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			218,349

5 YR PRCL CK, CK EYB ON BLDING & XFBS, BK YD GATE			
5 YR PRCL CK, PU XFBO LN 4			
ADD HX FOR 2021-LYON			
EMLD DR501R FOR TILLMAN TO LEON CO			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2007771	SFD-CO	0	05/24/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1183/0718	12/14/2020	WD	Q	I	01	209,000
GRANTOR: TILLMAN BRAD JOSEPH &						
GRANTEE: LYON CHRISTOPHER M						
1028/0416	3/03/2017	WD	Q	I	01	159,900
GRANTOR: GRAHAM MARY M						
GRANTEE: TILLMAN BRAD JOSEPH						

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	46	16	736.00	SF	6.00	6.00	100	2009	2009	3	67	2,959	
2	0211	CONCRETE W	0	100	35	6	210.00	SF	6.00	6.00	100	2009	2009	3	80	1,008	
3	0955	PRIVACY FE	0	100	0	0	230.00	LF	15.00	15.00	100	2010	2010	3	83	2,864	
4	0700	PORT BLDG	0	100	16	10	160.00	SF	8.00	8.00	100	2018	2018	3	90	1,152	

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2009] W39 FOP=[YR=2009] E12 N12 W12 S12\$ W12 S30 E21			
FGR=[YR=2009] W21 S20 E21 N20\$ FOP=[YR=2009] E6 N6 W6 S6\$ N6 E6 S6 E10 N2 E14 N28 \$.			

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	CONSVR
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							