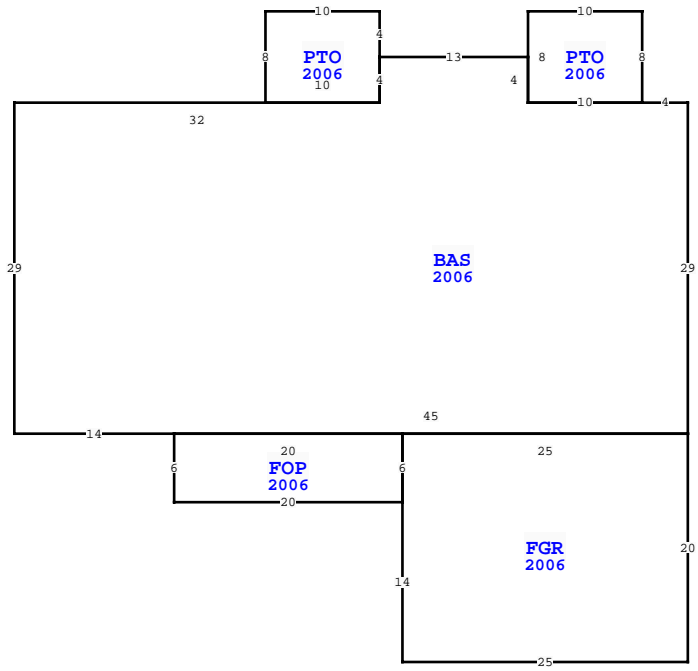




ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
19	COMMON BRK 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
11	CLAY TILE 50				
12	HARDWOOD 50				
13	HEAT PUMP 100				
13	HEAT PUMP 100				
2	100				
0	100				
1.	1. 100				
01	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	1,763	100	2006	1,763	197,046
FGR	500	50	2006	250	27,942
FOP	120	30	2006	36	4,023
PTO	80	5	2006	4	447
PTO	80	5	2006	4	447
TOTALS	2,543			2,057	229,905

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,057	126.5000	120.18	247,210	2007	2016	0	0	7.00	93.00
1 SINGLE FAM 100% - 2021 Heated Area: 1763 HX Base Yr 2021											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	229,905		
TOTAL MARKET OB/XF VALUE	6,851		
TOTAL LAND VALUE - MARKET	55,000		
TOTAL MARKET VALUE	291,756		
SOH/AGL Deduction	72,222		
ASSESSED VALUE	219,534		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	169,534		
TOTAL JUST VALUE	291,756		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	257,772		
5 YR PRCL CK, CHG EYB ON HOME & XFOBS, OWNER WOUL			
VERIFIED CH PRMT FIELD CARD			
PRMT CH, PI XFOBS			
5 YR PRCL CH, N/C			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OBN21-00000	SHED-CC	0	01/14/2021
20000362	MECHANICAL	0	08/12/2020
20061008	SFD-CO	0	09/16/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1179/0669	10/28/2020	WD Q	Q	I	01	245,000
GRANTOR: OLDHAM HAROLD R & LIN						
GRANTEE: POLITE MIA K						
0729/0563	9/28/2007	WD Q	Q	I		213,000
GRANTOR: MILLENNIUM 2000 CONST						
GRANTEE: OLDHAM HAROLD R. &						

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
2	0210	CONCRETE D	0	100 103	1,236.00	SF	6.00	6.00	100	2006	2006	3	72	5,340	
3	0211	CONCRETE W	0	100 61	183.00	SF	6.00	6.00	100	2006	2006	3	72	791	
4	0955	PRIVACY FE	0	100 0	49.00	LF	15.00	15.00	100	2021	2021	3	98	720	
5	0625	PORT WD UT	0	100 14	168.00	SF	0.00	0.00	100	2021	2021	3	93	0	

BLD DATE		01/25/2021	MMJS	LGL DATE	01/25/2021	MMJS
XF DATE		01/25/2021	MMJS	LAND DATE		01/25/2021
INC DATE				AG DATE		

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2006] W4 PTO=[YR=2006] N8 W10 S8 E10\$ W10 N4 W13	
PTO=[YR=2006] N4 W10 S8 E10 N4\$ S4 W32 S29 E14 FOP=[YR=2006]	
S6 E20 FGR=[YR=2006] S14 E25 N20 W25 S6\$ N6 W20\$ E45 N29\$.	

LAND DESCRIPTION																								
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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							