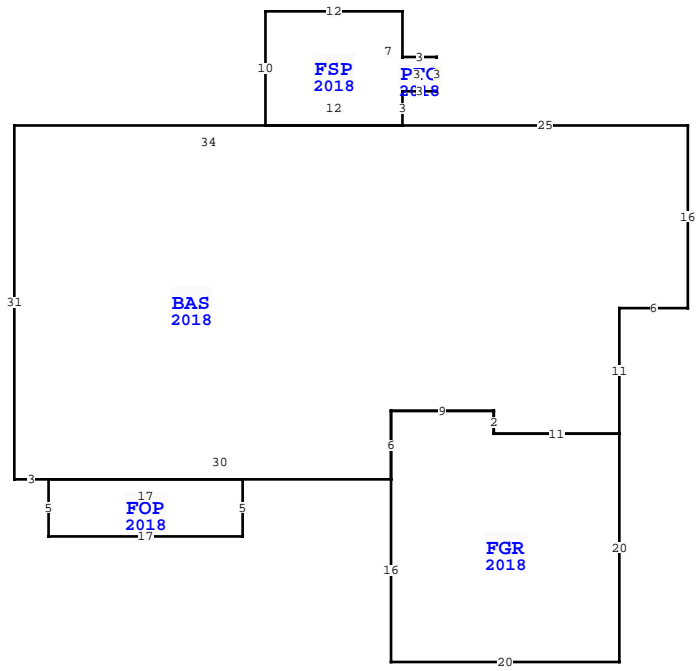


BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Foundation	02	CONCR SLAB 100			
Frame	02	WOOD FRAME 100			
Exterior Wall	05	HARDIE BRD 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	12	HARDWOOD 50			
Interior Floo	14	CARPET 50			
Heating Type	13	HEAT PUMP 100			
Air Condition	13	HEAT PUMP 100			
Bedrooms		4 100			
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,641	100	2018	1,641	172,545
FGR	418	50	2018	209	21,975
FOP	85	30	2018	26	2,734
FSP	120	55	2018	66	6,940
PTO	9	5	2018	0	0
TOTALS	2,273			1,942	204,194

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,942	116.5000	110.68	214,941	2018	2018	0	0	5.00	95.00	
1 SINGLE FAM 100% - 2019 Heated Area: 1641 HX Base Yr 2019												



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			204,194
TOTAL MARKET OB/XF VALUE			8,989
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			268,183
SOH/AGL Deduction			43,240
ASSESSED VALUE			224,943
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			174,943
TOTAL JUST VALUE			268,183
NCON VALUE			1,088
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			259,728
5 YR PRCL, CHG XFOB, NO PICTURE IN BACK			
JS 5YR CK, PU XFOBS 2/13/23			
ADD HX FOR 2019-ADDINGTON			
5 YR PRCL CH, PU NEW SFD & XFOB LN 1-2			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000013	SFD-CO	0	04/12/2018
20071619	SFD-EXPIRED	0	11/05/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1096/0010	12/21/2018	WD	Q	I	01	225,000
GRANTOR: PAFFORD PROPERTIES &						
GRANTEE: ADDINGTON ANDREW S						
1037/0779	6/15/2017	WD	Q	V	05	182,223
GRANTOR: FONVIELLE-THOMPSON, L						
GRANTEE: PAFFORD PROPERTIES						

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			6.00	100	2018	2018	3	80	6,749	
2	0211	CONCRETE W	0	100	60	4			6.00	100	2018	2018	3	80	1,152	
3	0700	PORT BLDG	0	100	10	8			0.00	100	2024	2022	AV	98	0	
4	0955	PRIVACY FE	0	100	0	0			15.00	100	2024	2021	AV	98	1,088	

TOTAL OB/XF												
8,989												
BLD DATE	12/07/2018	FRSR	LGL DATE									
XF DATE	12/07/2018	FRSR	LAND DATE	03/03/2020								
INC DATE			AG DATE	JBBH								

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2018] W25 FSP=[YR=2018] N3 PTO=[YR=2018] E3 N3 W3 S3\$ N7 W12 S10 E12\$ W34 S31 E3 FOP=[YR=2018] S5 E17 N5 W17\$ E30 FGR=[YR=2018] S16 E20 N20 W11 N2 W9 S6\$ N6 E9 S2 E11 N11 E6 N16\$.

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							