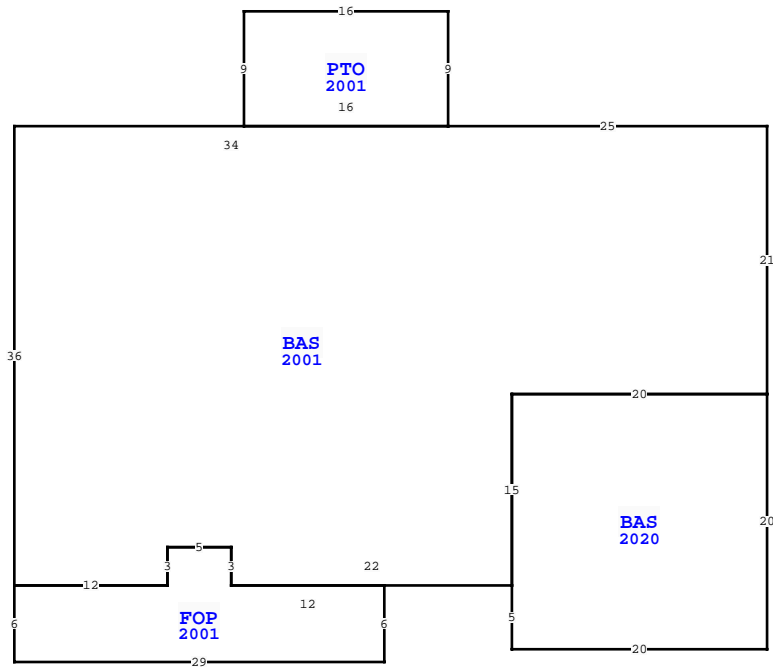


BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Foundation	02	CONCR SLAB 100			
Frame	02	WOOD FRAME 100			
Exterior Wall	05	HARDIE BRD 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	12	HARDWOOD 50			
Interior Floo	14	CARPET 50			
Heating Type	04	AIR DUCTED 100			
Air Condition	03	CENTRAL 100			
Bedrooms		5 100			
Bathrooms		2 100			
Story Height		0 100			
Stories	1.	1. 100			
Units		0 100			
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	2	MKT AREA 10			
NEIGHBORHOOD/LOC	252.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,809	100	2001	1,809	161,362
BAS	400	100	2020	400	35,680
FOP	189	30	2001	57	5,084
PTO	144	5	2001	7	624
TOTALS	2,542			2,273	202,751

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,273	114.5000	108.78	247,257	2001	2005	0	0	18.00	82.00		
1 SINGLE FAM 0% - 2024 Heated Area: 2209 HX Base Yr													



WAKULLA COUNTY PROPERTY				
VALUATION SUMMARY			PAGE 1 of 1	
VALUATION BY		STANDARD		
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE		202,751		
TOTAL MARKET OB/XF VALUE		4,790		
TOTAL LAND VALUE - MARKET		38,500		
TOTAL MARKET VALUE		246,041		
SOH/AGL Deduction		0		
ASSESSED VALUE		246,041		
TOTAL EXEMPTION VALUE		0		
BASE TAXABLE VALUE		246,041		
TOTAL JUST VALUE		246,041		
NCON VALUE		0		
INCOME VALUE		0		
PREVIOUS YEAR MKT VALUE		235,117		
RE-ROOF-CC OB23-573 INCR EYB 2001-2005				
SALES CH				
5 YR PRCL CH, PU NEW TRAV, XFOB LN4, CHG BDRM				
5 YR PRCL CH, N/C				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
OB23-000573	RE-ROOF/SHINGLES-		11/07/2023	
20000157	SHED-CO	0	06/19/2020	
028179	SFD	0	09/05/2001	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD	SALE PRICE
1247/0339	1/13/2022	WD Q	I 01	285,000
GRANTOR: JOHNSON PATRICK H & M				
GRANTEE: MCCALLUM WILLIAM &				
0436/0783	3/07/2002	WD Q	I	139,500
GRANTOR: BRIDLEGATE/AUDUBON				
GRANTEE: JOHNSON				
BUILDING NOTES				
BUILDING DIMENSIONS				
BAS=[YR=2001] W25 PTO=[YR=2001] N9 W16 S9 E16 S W34 S36				
FOP=[YR=2001] S6 E29 N6 W12 N3 W5 S3 W12 S E12 N3 E5 S3 E22				
BAS=[YR=2020] S5 E20 N20 W20 S15 S N15 E20 N21 S.				

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	0140	FIRE PLACE	0	0	0	1.00	UT	1,900.00	1,900.00	100	2001	2001	3	58	1,102	
2	0210	CONCRETE D	0	0	128	13	SF	6.00	6.00	100	2001	2001	3	20	1,997	
3	0211	CONCRETE W	0	0	52	3	SF	6.00	6.00	100	2001	2001	3	20	187	
4	0700	PORT BLDG	0	0	10	20	SF	8.00	8.00	100	2020	2020	3	94	1,504	

TOTAL OB/XF													
4,790													
BLD DATE	07/07/2020	FRAK	LGL DATE										
XF DATE	07/07/2020	FRAK	LAND DATE	04/22/2022									
INC DATE			AG DATE										

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	0			0.00	0.00	1.00	LT		1.00	1.10	1.10	35,000.00	38,500.00	38,500							