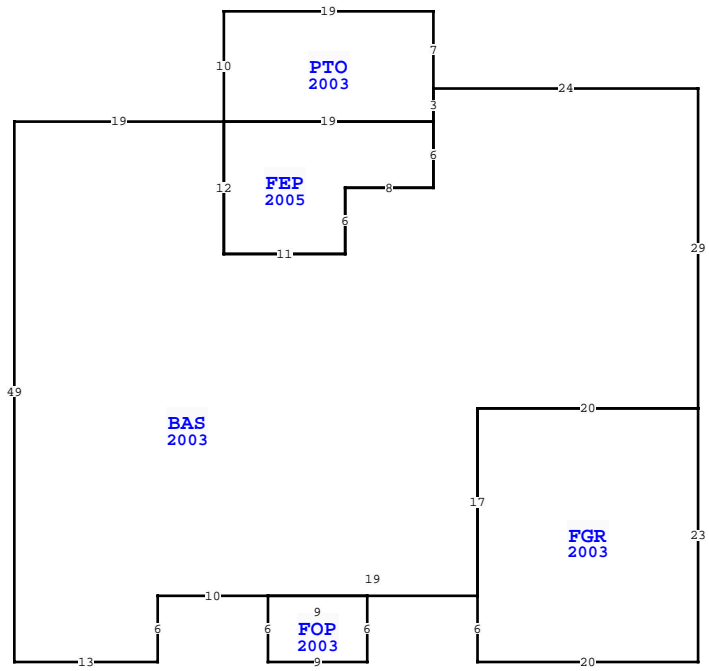


ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
02	CONCR SLAB 100		
02	WOOD FRAME 100		
19	COMMON BRK 80		
05	HARDIE BRD 20		
03	GABLE/HIP 100		
03	COMP SHNGL 100		
05	DRYWALL 100		
14	CARPET 70		
11	CLAY TILE 30		
04	AIR DUCTED 100		
03	CENTRAL 100		
	Bedrooms	4	100
	Bathrooms	3	100
	Story Height	0	100
1.	Stories	1.	100
	Units	0	100
07	GOOD		
0100	SINGLE FAMILY		
2	MKT AREA		10
272.00	1.05/		
	TOTAL GROSS AREA		2,296
	PCT OF BASE		100
	YEAR		2003
	TOT ADJ AREA		2,296
	SUBAREA MARKET VALUE		253,056
	FOP		180
	FGR		460
	FOP		54
	PTO		190
	TOTALS		3,180
			2,696
			297,142

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,696	138.1150	137.77	371,428	2003	2003	0	0	20.00	80.00		
1 SINGLE FAM 100% - 2023 Heated Area: 2440 HX Base Yr 2023													



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			297,142
TOTAL MARKET OB/XF VALUE			4,422
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			351,564
SOH/AGL Deduction			4,661
ASSESSED VALUE			346,903
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			296,903
TOTAL JUST VALUE			351,564
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			336,799
INCR EYB 2003-2007 PRMT OB21-000544			
5 YR PRCL CH, N/C			
DC JAMES ROBERT HINES OR 1201 P 605			
XFOB LN 1, PU XFOB LN 6			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000544	SHINGLES REROOF	0	11/01/2021
19000124	PLUMB	0	06/03/2020
29664	SFD	0	12/12/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1236/0624	11/01/2021	WD	Q	I	01	349,000
GRANTOR: PRESTIA VIRGINIA 2/3						
GRANTEE: DISSMORE PERRY RAY						
1216/0879	6/29/2021	OR	U	V	11	100
GRANTOR: HINES NAIMA E ESTATE						
GRANTEE: PRESTIA VIRGINIA 2/						

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	93	13			6.00	100	2003	2003	3	21	1,523	
2	0130	FIRE PLACE	0	100	0	0			1,300.00	100	2003	2003	3	60	780	
3	0620	WOOD UTL B	0	100	12	12			6.00	100	2003	2003	3	21	181	
4	0211	CONCRETE W	0	100	46	3			6.00	100	2003	2003	3	21	174	
5	0955	PRIVACY FE	0	100	0	0			15.00	100	2005	2005	3	20	1,128	
6	0210	CONCRETE D	0	100	0	0			6.00	100	2005	2005	3	24	636	
TOTALS														4,422		

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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							