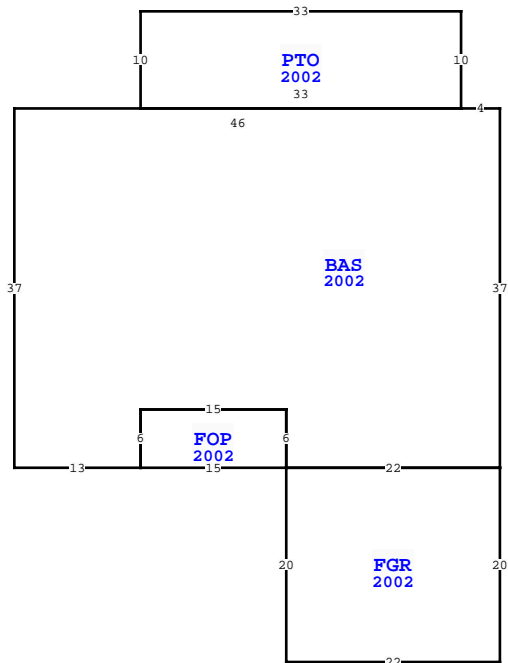




BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Foundation	02	CONCR SLAB 100			
Frame	02	WOOD FRAME 100			
Exterior Wall	05	HARDIE BRD 90			
Exterior Wall	19	COMMON BRK 10			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	11	CLAY TILE 50			
Interior Floor	14	CARPET 50			
Heating Type	04	AIR DUCTED 100			
Air Condition	03	CENTRAL 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	2	MKT AREA		10	
NEIGHBORHOOD/LOC	272.00		1.05/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,760	100	2002	1,760	177,341
FGR	440	50	2002	220	22,168
FOP	90	30	2002	27	2,721
PTO	330	5	2002	16	1,612
TOTALS	2,620			2,023	203,841

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% - 2013			245,592	2002	2006	0	0	17.00	83.00	
Heated Area: 1760 HX Base Yr 2013												



WAKULLA COUNTY PROPERTY				
VALUATION SUMMARY			PAGE 1 of 1	
VALUATION BY		STANDARD		
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE		203,841		
TOTAL MARKET OB/XF VALUE		3,945		
TOTAL LAND VALUE - MARKET		50,000		
TOTAL MARKET VALUE		257,786		
SOH/AGL Deduction		99,040		
ASSESSED VALUE		158,746		
TOTAL EXEMPTION VALUE		HX HB 50,000		
BASE TAXABLE VALUE		108,746		
TOTAL JUST VALUE		257,786		
NCON VALUE		0		
INCOME VALUE		0		
PREVIOUS YEAR MKT VALUE		236,883		
FR 5YR CK INCR EYB 2002-2006 NEW ROOF 3/6/2023				
6.				
5 YR PRCL CK, CHG DIM XFOB LN 2. PU XFOB LN				
LN 5				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
21000519	REPL 1 DOOR&WINDO	0	09/29/2021	
19000089	REROOF	0	01/18/2019	
20147	LAWN STORAGE	0	01/03/2014	
29422	SFD	0	09/11/2002	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD	SALE PRICE
0893/0716	11/08/2012	WD Q	I 01	160,000
GRANTOR: MCGILVRAY PETER D & G				
GRANTEE: MORALES JOSE JAVIER				
0808/0672	10/06/2009	CD U	I 11	100
GRANTOR: O'SHIELDS MELISSA FKA				
GRANTEE: MCGILVRAY PETER D				
BUILDING NOTES				
BUILDING DIMENSIONS				
BAS=[YR=2002] W4 PTO=[YR=2002] N10 W33 S10 E33\$ W46 S37 E13				
FOP=[YR=2002] E15 N6 W15 S6\$ N6 E15 S6 FGR=[YR=2002] S20 E22				
N20 W22\$ E22 N37\$.				

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	0130	FIRE PLACE	0	100	0	1.00	UT	1,300.00	1,300.00	100	2002	2002	3	59	767	
2	0210	CONCRETE D	0	100	0	1,346.00	SF	6.00	6.00	100	2002	2002	3	20	1,615	
3	0955	PRIVACY FE	0	100	0	360.00	LF	15.00	15.00	100	2003	2003	3	0	0	
4	0211	CONCRETE W	0	100	65	195.00	SF	6.00	6.00	100	2002	2002	3	20	234	
5	0625	PORT WD UT	0	100	20	200.00	SF	6.00	6.00	100	2014	2014	3	62	744	
6	0955	PRIVACY FE	0	100	0	47.00	LF	15.00	15.00	100	2015	2015	3	83	585	

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							