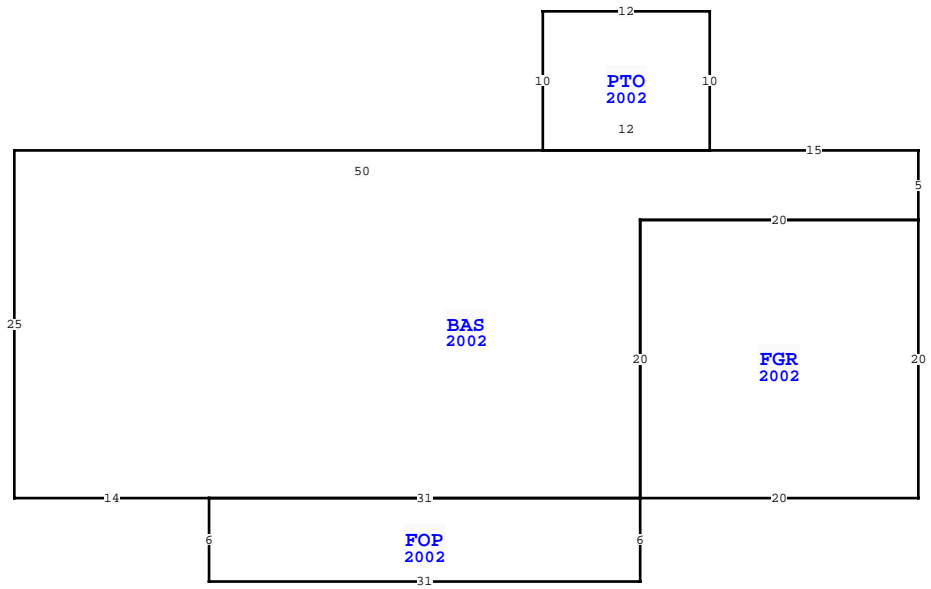




ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	05	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	70	
Exterior Wall	19	COMMON	BRK	30	
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL	100		
Interior Floo	10	LAMINATED	50		
Interior Floo	11	CLAY TILE	50		
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	1,225	100	2002	1,225	119,314
FGR	400	50	2002	200	19,480
FOP	186	30	2002	56	5,454
PTO	120	5	2002	6	585
TOTALS	1,931			1,487	144,832

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% - 2020			183,332	2002	2002	0	0	21.00	79.00
Heated Area: 1225 HX Base Yr 2020											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			144,832
TOTAL MARKET OB/XF VALUE			2,959
TOTAL LAND VALUE - MARKET			45,000
TOTAL MARKET VALUE			192,791
SOH/AGL Deduction			39,226
ASSESSED VALUE			152,865
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			102,865
TOTAL JUST VALUE			192,791
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			179,217
5 YR PRCL CH, N/C			
CORRECTION R200075 LATE FILE HX APPLIED.			
2020 HX APPLIED LATE FILE FRAZIER			
PORTED 2019 VALUES-09944-000 *CONFIDENTIAL			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2008898	AC	0	10/20/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1135/0862	12/23/2019	WD	Q	I	01	170,000
GRANTOR: WOODWARD JAMERSON						
GRANTEE: FRAZIER JUSTIN & CA						
0829/0579	6/03/2010	QC	U	I	11	100
GRANTOR: WOODWARD JAMERSON & A						
GRANTEE: WOODWARD JAMERSON						

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	57	9	513.00	SF	6.00	6.00	100	2002	2002	3	20	616	
2	0955	PRIVACY FE	0	100	0	0	278.00	LF	15.00	15.00	100	2003	2003	3	0	0	
3	0211	CONCRETE W	0	100	33	4	132.00	SF	6.00	6.00	100	2002	2002	3	20	158	
4	0130	FIRE PLACE	0	100	0	0	1.00	UT	1,300.00	1,300.00	100	2002	2002	3	59	767	
5	0210	CONCRETE D	0	100	0	0	395.00	SF	6.00	6.00	100	2002	2002	3	20	474	
6	0210	CONCRETE D	0	100	23	12	276.00	SF	6.00	6.00	100	2013	2013	3	57	944	

BLD DATE		03/12/2021	MMJS	LGL DATE	
XF DATE		03/12/2021	MMJS	LAND DATE	03/12/2021
INC DATE				AG DATE	

BUILDING NOTES														
BAS=[YR=2002] W15 PTO=[YR=2002] N10 W12 S10 E12\$ W50 S25 E14 FOP=[YR=2002] S6 E31 N6 FGR=[YR=2002] E20 N20 W20 S20 \$ W31 \$ E31 N20 E20 N5 \$.														

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	0.90	50,000.00	45,000.00	45,000							