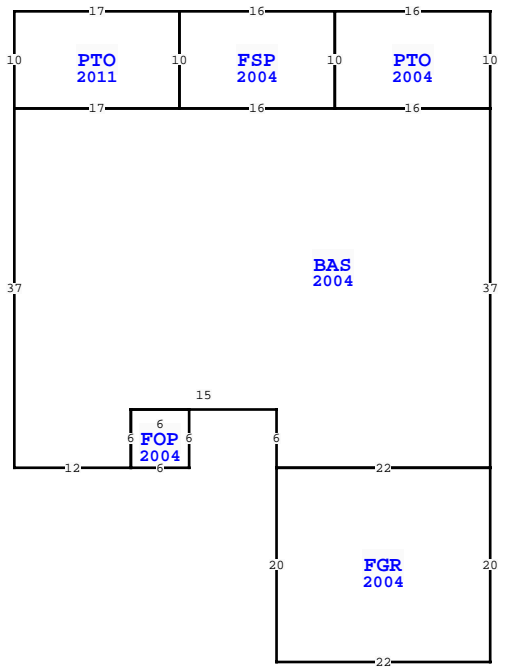


ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	70	
Exterior Wall	20	FACE	BRICK	30	
Roof Structure	03	GABLE/HIP	100		
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL	100		
Interior Floor	10	LAMINATED	70		
Interior Floor	14	CARPET	30		
Heating Type	04	AIR DUCTED	100		
Air Condition	03	CENTRAL	100		
Bedrooms		4	100		
Bathrooms		2	100		
Story Height		0	100		
Stories	1.	1.	100		
Units		0	100		
Quality	07	GOOD			
DOR CODE	0100	SINGLE	FAMILY		
MAP NUM	2	MKT AREA	10		
NEIGHBORHOOD/LOC	289.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,723	100	2004	1,723	177,803
FGR	440	50	2004	220	22,703
FOP	36	30	2004	11	1,135
FSP	160	55	2004	88	9,081
PTO	160	5	2004	8	826
PTO	170	5	2011	8	826
TOTALS	2,689			2,058	212,373

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% - 2017									
Heated Area: 1723						HX Base Yr 2017					



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			212,373
TOTAL MARKET OB/XF VALUE			3,055
TOTAL LAND VALUE - MARKET			40,000
TOTAL MARKET VALUE			255,428
SOH/AGL Deduction			87,706
ASSESSED VALUE			167,722
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			117,722
TOTAL JUST VALUE			255,428
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			258,694
INCR EYB 2004-2006 PRMT OB21-000097			
5 YR PRCL CH, N/C			
SOH PORTED FROM GADSDEN FOR 2017 FOR EDWARDS			
LN 1, PU XFOB LN 4			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000097	MECH-CC	0	03/02/2021
31358	SFD	0	02/12/2004
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD SALE PRICE
1014/0481	10/14/2016	WD Q	I 01 185,000
GRANTOR: SIMONS IRA G & KYLEE			
GRANTEE: EDWARDS ANDREW WATS			
0746/0313	2/04/2008	WD Q	I 199,900
GRANTOR: HUDDLESTON LLOYD T. &			
GRANTEE: SIMONS IRA G. & KYL			
BUILDING NOTES			
BUILDING DIMENSIONS			
PTO=[YR=2004] W16 S10 E16 BAS=[YR=2004] W16 FSP=[YR=2004] N10 W16 S10 E16\$ W16 PTO=[YR=2011] N10 W17 S10 E17\$ W17 S37 E12 FOP=[YR=2004] E6 N6 W6 S6\$ N6 E15 S6 FGR=[YR=2004] S20 E22 N20 W22\$ E22 N37\$ N10\$.			

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	94	12	1,128.00	SF	6.00	6.00	100	2004	2004	3	23	1,557	
2	0211	CONCRETE W	0	100	4	5	20.00	SF	6.00	6.00	100	2004	2004	3	23	28	
3	0955	PRIVACY FE	0	100	0	0	333.00	LF	15.00	15.00	100	2004	2004	3	10	500	
4	0210	CONCRETE D	0	100	0	0	703.00	SF	6.00	6.00	100	2004	2004	3	23	970	

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	40,000.00	40,000.00	40,000							