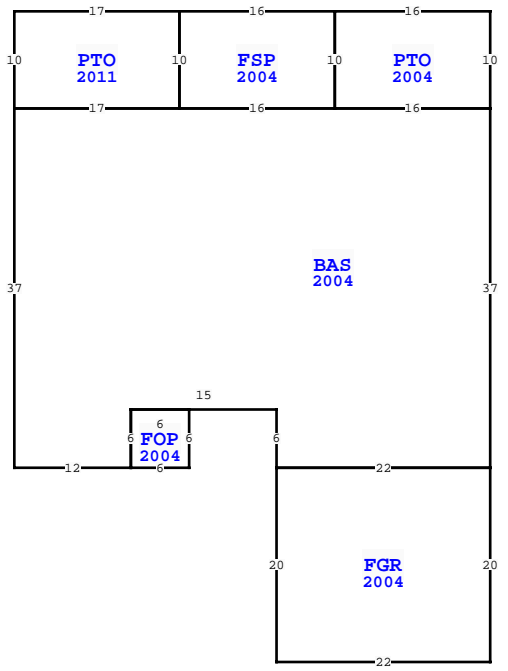


ELEMENT		CD	CONSTRUCTION
Foundation	02	CONCR	SLAB 100
Frame	02	WOOD	FRAME 100
Exterior Wall	05	HARDIE BRD	70
Exterior Wall	20	FACE	BRICK 30
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	10	LAMINATED	70
Interior Floor	14	CARPET	30
Heating Type	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
BAS	1,723	100	2004
FGR	440	50	2004
FOP	36	30	2004
FSP	160	55	2004
PTO	160	5	2004
PTO	170	5	2011
TOTALS	2,689		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,058	130.8700	124.33	255,871	2004	2006	0	0	17.00	83.00
1 SINGLE FAM 100% - 2017 Heated Area: 1723 HX Base Yr 2017											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			
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	0		
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 U	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						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0210	CONCRETE D	0	100	94	12	1,128.00	SF	6.00	6.00	100
2	0211	CONCRETE W	0	100	4	5	20.00	SF	6.00	6.00	100
3	0955	PRIVACY FE	0	100	0	0	333.00	LF	15.00	15.00	100
4	0210	CONCRETE D	0	100	0	0	703.00	SF	6.00	6.00	100

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
1	000100	C	SFR	100			0.00	0.00	1.00	LT	1.00

BUILDING NOTES						
BLD DATE 05/11/2021 MMJS LGL DATE 05/11/2021 MMJS						
XF DATE 05/11/2021 MMJS LAND DATE 05/11/2021 MMJS						
INC DATE AG DATE						

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\$.											

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	% 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							