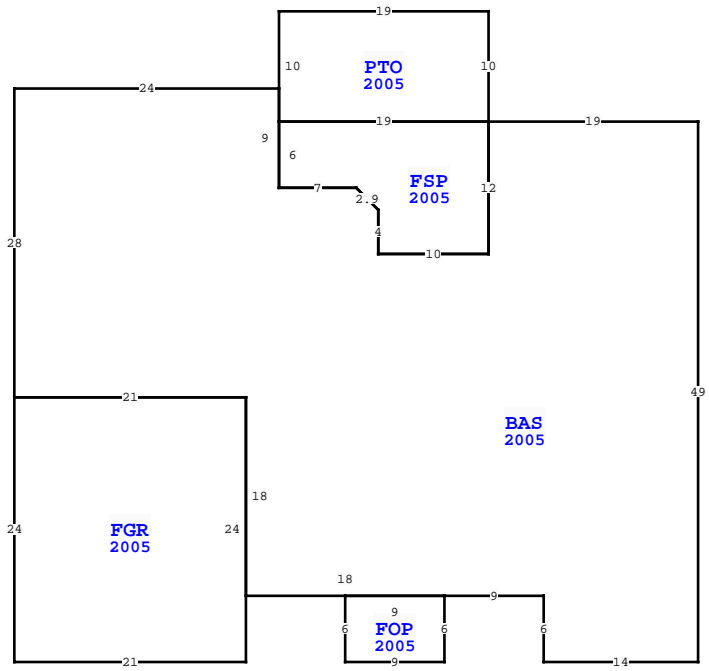




ELEMENT		CD	CONSTRUCTION		
Foundation	02	CONCR	SLAB	100	
Frame	05	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	80	
Exterior Wall	19	COMMON	BRK	20	
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL	100		
Interior Floor	11	CLAY TILE	50		
Interior Floor	14	CARPET	50		
Heating Type	04	AIR DUCTED	100		
Air Condition	03	CENTRAL	100		
Bedrooms		4	100		
Bathrooms		3	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	2,268	100	2005	2,268	249,710
FGR	504	50	2005	252	27,746
FOP	54	30	2005	16	1,761
FSP	176	55	2005	97	10,680
PTO	190	5	2005	10	1,101
TOTALS	3,192			2,643	290,998

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,643	141.3350	134.27	354,876	2005	2005	0	0	0	18.00	82.00	
1 SINGLE FAM 100% - 2019 Heated Area: 2268 HX Base Yr 2019													



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	290,998		
TOTAL MARKET OB/XF VALUE	6,652		
TOTAL LAND VALUE - MARKET	40,000		
TOTAL MARKET VALUE	337,650		
SOH/AGL Deduction	59,029		
ASSESSED VALUE	278,621		
TOTAL EXEMPTION VALUE	HX HB VX 55,000		
BASE TAXABLE VALUE	223,621		
TOTAL JUST VALUE	337,650		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	341,547		
5 YR PRCL CH PU XFOB LNS 5-8			
5 YR PRCL CH, PU XFOB LN 4			
ADD HX & VX ( ALPHA ) FOR 2019-HENDERSON			
2018 TRIM RET'D REFUSED UTF			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000096	SHED	0	01/18/2019
2005477	SFD	0	04/11/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1083/0742	8/22/2018	WD Q	Q	I	01	263,000
GRANTOR: LAS HOLDING LLC						
GRANTEE: HENDERSON ALPHA O &						
1075/0083	5/31/2018	CT U	I	18		177,100
GRANTOR: BANK OF AMERICA N A						
GRANTEE: LAS HOLDING LLC						

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	62	16	SF	6.00	6.00	100	2005	2005	3	24	1,428	
2	0211	CONCRETE W	0	100	20	3	SF	6.00	6.00	100	2005	2005	3	24	86	
3	0130	FIRE PLACE	0	100	0	0	UT	1,300.00	1,300.00	100	2005	2005	3	64	832	
4	0625	PORT WD UT	0	100	12	10	SF	6.00	6.00	100	2019	2019	3	85	612	
5	0955	PRIVACY FE	0	100	0	0	LF	15.00	15.00	100	2017	2017	3	91	1,338	
6	0955	PRIVACY FE	0	100	0	0	LF	15.00	15.00	100	2020	2020	3	97	1,702	
7	0620	WOOD UTL B	0	100	12	10	SF	6.00	6.00	100	2020	2020	3	89	641	
8	0211	CONCRETE W	0	100	3	3	SF	6.00	6.00	100	2005	2005	3	24	13	

TOTAL OB/XF													
6,652													
BLD DATE	05/20/2021	MMJS	LGL DATE										
XF DATE	05/20/2021	MMJS	LAND DATE	05/20/2021									
INC DATE			AG DATE										

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2005] W19 PTO=[YR=2005] N10 W19 S10 E19\$													
FSP=[YR=2005] W19 S6 E7 R2 D2 S4 E10 N12\$ S12 W10 N4 U2 L2													
W7 N9 W24 S28 E21 FGR=[YR=2005] W21 S24 E21 N24\$ S18 E18													
POP=[YR=2005] W9 S6 E9 N6\$ E9 S6 E14 N49\$.													

LAND DESCRIPTION																								
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							