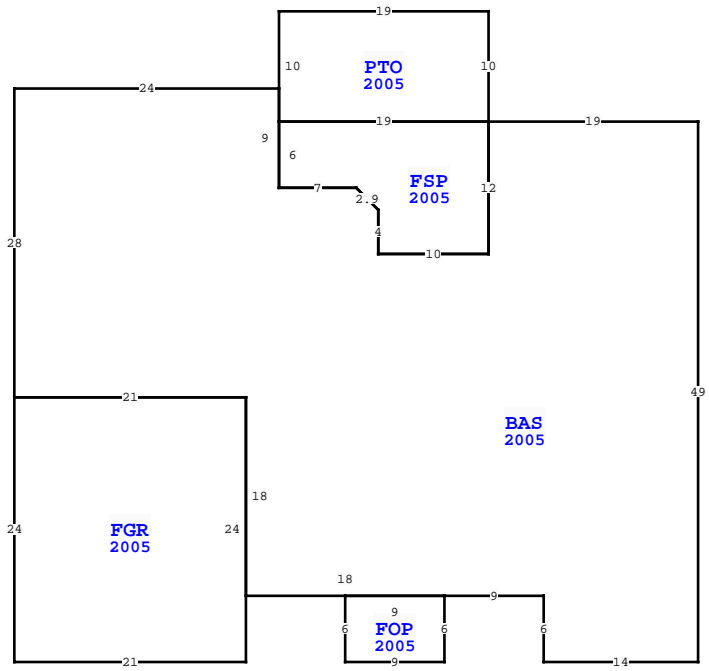




ELEMENT		CD	CONSTRUCTION
Foundation	02	CONCR	SLAB 100
Frame	05	WOOD	FRAME 100
Exterior Wall	05	HARDIE	BRD 80
Exterior Wall	19	COMMON	BRK 20
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP	SHNGL 100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Heating Type	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
BAS	2,268	100	2005
FGR	504	50	2005
FOP	54	30	2005
FSP	176	55	2005
PTO	190	5	2005
TOTALS	3,192		

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%	- 2019	134.27	354,876	2005	2005	0	0	18.00	82.00	Heated Area: 2268 HX Base Yr 2019	



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			
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	0		
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	992.00	SF	6.00	6.00	100	2005	2005	3	24	1,428	
2	0211	CONCRETE W	0	100	20	3	60.00	SF	6.00	6.00	100	2005	2005	3	24	86	
3	0130	FIRE PLACE	0	100	0	0	1.00	UT	1,300.00	1,300.00	100	2005	2005	3	64	832	
4	0625	PORT WD UT	0	100	12	10	120.00	SF	6.00	6.00	100	2019	2019	3	85	612	
5	0955	PRIVACY FE	0	100	0	0	98.00	LF	15.00	15.00	100	2017	2017	3	91	1,338	
6	0955	PRIVACY FE	0	100	0	0	117.00	LF	15.00	15.00	100	2020	2020	3	97	1,702	
7	0620	WOOD UTL B	0	100	12	10	120.00	SF	6.00	6.00	100	2020	2020	3	89	641	
8	0211	CONCRETE W	0	100	3	3	9.00	SF	6.00	6.00	100	2005	2005	3	24	13	

TOTAL OB/XF													
6,652													

BUILDING NOTES													
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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							