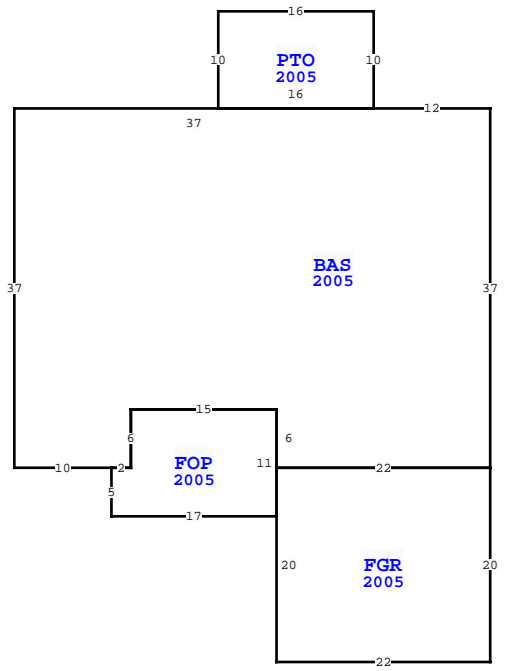




ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
14	CARPET 80				
11	CLAY TILE 20				
04	AIR DUCTED 100				
03	CENTRAL 100				
	4 100				
	2 100				
	0 100				
1.	1. 100				
	0 100				
03	AVERAGE				
0100	SINGLE FAMILY				
2	MKT AREA	10			
289.00	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,723	100	2005	1,723	158,381
FGR	440	50	2005	220	20,223
FOP	175	30	2005	52	4,780
PTO	160	5	2005	8	736
TOTALS	2,498			2,003	184,120

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%	- 2010									Heated Area: 1723	HX Base Yr 2010



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		184,120	
TOTAL MARKET OB/XF VALUE		4,541	
TOTAL LAND VALUE - MARKET		40,000	
TOTAL MARKET VALUE		228,661	
SOH/AGL Deduction		68,482	
ASSESSED VALUE		160,179	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		110,179	
TOTAL JUST VALUE		228,661	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		231,405	
5 YR PRCL CH, N/C			
5 YR PRCL CH, PU CORR DIMENS XFOB LN 1 & 2			
NEW TRAV			
5 YR PRCL CH, DEL XFOB LN 5, PU XFOB LN 4, PU			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB24-000418	RE-ROOF/SHINGLES-		06/11/2024
18000067	HVAC CO-CO	0	02/20/2018
2005257	SFD	0	03/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0791/0025	4/02/2009	WD	U	I	12	159,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: MEYER TODD CHRISTIA						
0786/0288	2/17/2009	CT	U	I	12	100
GRANTOR: KARIN POWSNER						
GRANTEE: FEDERAL HOME LOAN M						

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	70	16			1,120.00	6.00	100	2005	2005	3	24	1,613
2	0211	CONCRETE W	0	100	29	3			87.00	SF 6.00	100	2005	2005	3	24	125
3	0130	FIRE PLACE	0	100	0	0			1.00	UT 1,300.00	100	2005	2005	3	64	832
4	0955	PRIVACY FE	0	100	0	0			219.00	LF 15.00	100	2010	2010	3	60	1,971

BLD DATE		05/20/2021	MMJS	LGL DATE	
XF DATE		05/20/2021	MMJS	LAND DATE	05/20/2021
INC DATE				AG DATE	MMJS

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=2005] W12 PTO=[YR=2005] N10 W16 S10 E16\$ W37 S37 E10													
FOP=[YR=2005] S5 E17 N11 W15 S6 W2\$ E2 N6 E15 S6													
FGR=[YR=2005] S20 E22 N20 W22 \$ E22 N37\$.													

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							