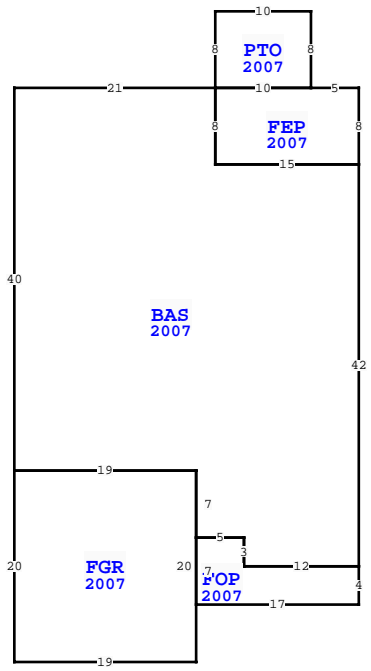


ELEMENT		CD	CONSTRUCTION		
Foundation	02		CONCR SLAB 100		
Frame	02		WOOD FRAME 100		
Exterior Wall	10		ABOVE AVG. 100		
Roof Structur	03		GABLE/HIP 100		
Roof Cover	03		COMP SHNGL 100		
Interior Wall	05		DRYWALL 100		
Interior Floor	11		CLAY TILE 50		
Interior Floor	14		CARPET 50		
Heating Type	04		AIR DUCTED 100		
Air Condition	03		CENTRAL 100		
Bedrooms			3 100		
Bathrooms			2 100		
Story Height			0 100		
Stories	1.		1. 100		
Units			0 100		
Quality	03		AVERAGE		
DOR CODE	0100		SINGLE FAMILY		
MAP NUM	2		MKT AREA 10		
NEIGHBORHOOD/LOC	67.00		1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,475	100	2007	1,475	144,195
FEP	120	80	2007	96	9,384
FGR	380	50	2007	190	18,574
FOP	83	30	2007	25	2,444
PTO	80	5	2007	4	391
TOTALS	2,138			1,790	174,989

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,790	122.5000	116.38	208,320	2007	2007	0	0	16.00	84.00		
1 SINGLE FAM 0% - 0 Heated Area: 1571 HX Base Yr													



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3			Tax Dist:
BUILDING MARKET VALUE			174,989
TOTAL MARKET OB/XF VALUE			1,705
TOTAL LAND VALUE - MARKET			40,000
TOTAL MARKET VALUE			216,694
SOH/AGL Deduction			0
ASSESSED VALUE			216,694
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			216,694
TOTAL JUST VALUE			216,694
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			199,095
COA RQSTED, SEE SCAN			
5 YR PRCL CH N/C -MM			
ADD WX FOR 2020- ROY MOSEBY			
DC ROY CECIL MOSEBY OR 1139 P 546			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
200719	SFD-CO	0	01/03/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1152/0565	5/22/2020	WD Q	Q	I	01	209,700
GRANTOR: MOSEBY MARGO F						
GRANTEE: MUELLER C & DOBERT						
1040/0611	7/12/2017	WD Q	Q	I	01	175,000
GRANTOR: LOWE ANDREA						
GRANTEE: MOSEBY ROY C & MARG						

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	0	26	16	416.00	SF	6.00	6.00	100	2007	2007	3	30	749	
2	0211	CONCRETE W	0	0	17	4	68.00	SF	6.00	6.00	100	2007	2007	3	30	122	
3	0955	PRIVACY FE	0	0	0	0	139.00	LF	15.00	15.00	100	2007	2007	3	40	834	

BUILDING NOTES			
BLD DATE 01/16/2020 MMFR LGL DATE 12/14/2009 JBHC			
XF DATE 01/16/2020 MMFR LAND DATE			
INC DATE AG DATE			

BUILDING DIMENSIONS			
FEP=[YR=2007] W5 PTO=[YR=2007] N8 W10 S8 E10\$ W10 S8 E15			
BAS=[YR=2007] W15 N8 W21 S40 FGR=[YR=2007] S20 E19 N20 W19\$			
E19 S7 FOP=[YR=2007] S7 E17 N4 W12 N3 W5\$ E5 S3 E12 N42\$			
N8\$.			

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	0		R3	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							