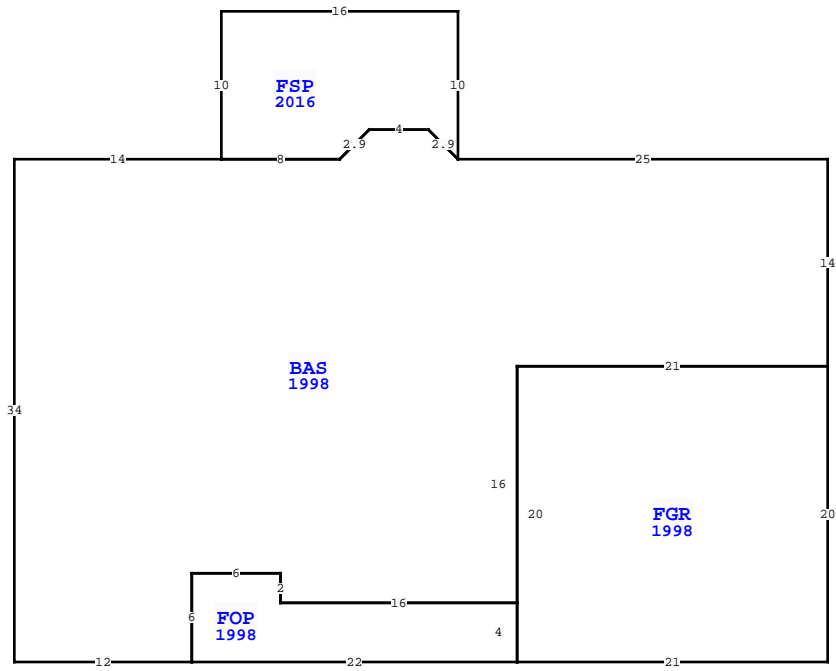


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 90				
19	COMMON BRK 10				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
14	CARPET 70				
08	SHT VINYL 30				
04	AIR DUCTED 100				
03	CENTRAL 100				
	Bedrooms	3	100		
	Bathrooms	2	100		
	Story Height	0	100		
1.	1. 100				
	Units	0	100		
03	AVERAGE				
0100	SINGLE FAMILY				
5	MKT AREA		10		
000	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,362	100	1998	1,362	111,068
FGR	420	50	1998	210	17,125
FOP	100	30	1998	30	2,446
FSP	148	55	2016	81	6,605
TOTALS	2,030			1,683	137,246

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,683	116.0000	110.20	185,467	1997	1997	0	0	26.00	74.00		
1 SINGLE FAM 100% - 2020 Heated Area: 1362 HX Base Yr 2020													



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		137,246	
TOTAL MARKET OB/XF VALUE		1,755	
TOTAL LAND VALUE - MARKET		40,000	
TOTAL MARKET VALUE		179,001	
SOH/AGL Deduction		21,825	
ASSESSED VALUE		157,176	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		107,176	
TOTAL JUST VALUE		179,001	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		180,855	
5YR PRCL CK NC			
2022 HX QNR RTND SENT TO ROVVIE FOR REVIEW			
MAR CERT HUNTER MILES COWIE OR 1168 P 795			
ADD HX FOR 2020-HUTCHINSON			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000368	REROOF-CO	0	07/17/2019
21653	N/A	0	12/09/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1124/0149	9/05/2019	WD Q	Q	I	01	165,000
GRANTOR: MEEGAN DEBORAH & WIND						
GRANTEE: HUTCHINSON AYL A						
0902/0291	2/21/2013	LD U	U	I	11	100
GRANTOR: WINDHAM MARTH LOU ENH						
GRANTEE: MEEGAN DEBORAH & WI						

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			6.00	100	1997	1997	3	20	1,344	
2	0080	4' CHAINLI	0	100	0	0			13.00	100	2000	2000	3	20	317	
3	0211	CONCRETE W	0	100	26	3			6.00	100	1997	1997	3	20	94	

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							