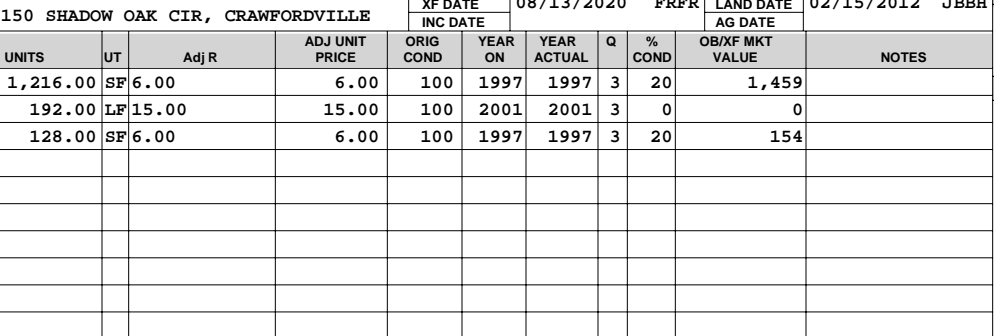




ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	30	WOOD FRAME 100
Exterior Wall	02	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		4 100
Bathrooms		3 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100

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% - 2022										
			Heated Area: 2235				HX Base Yr 2022					



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			233,327
TOTAL MARKET OB/XF VALUE			1,613
TOTAL LAND VALUE - MARKET			40,000
TOTAL MARKET VALUE			274,940
SOH/AGL Deduction			49,709
ASSESSED VALUE			225,231
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			175,231
TOTAL JUST VALUE			274,940
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			278,013
2022 PORT FROM 00-00-072-331-10157-003			
COA PER USPS FORM 3547			
5 YR PRCL CH N/C-FR			
COA PER WAK TCO			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2010314	ADDITION-CO	0	05/06/2010
22430	N/A	0	06/25/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1235/0301	10/14/2021	WD	Q	I	01	312,900
GRANTOR: HANCE ERIK & STACEY						
GRANTEE: JOHNSON TESSA MARIE						
1178/0475	10/26/2020	WD	Q	I	01	260,000
GRANTOR: CREEL CHARLES W & CHE						
GRANTEE: HANCE ERIK & STACEY						

Quality	03 AVERAGE				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	5	MKT AREA 10			
NEIGHBORHOOD/LOC	183.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,409	100	1998	1,409	112,128
BAS	546	100	2010	546	43,451
FEP	350	80	2010	280	22,282
FGR	504	50	1998	252	20,054
FOP	126	30	1998	38	3,024
PTO	35	5	1998	2	159
PTO	30	5	2010	2	159
PTO	72	5	2010	4	318
PTO	1,125	5	2010	56	4,456
UDG	624	55	2010	343	27,296
TOTALS	4,821			2,932	233,327

BLD DATE	08/13/2020	FRFR	LGL DATE	
XF DATE	08/13/2020	FRFR	LAND DATE	02/15/2012
INC DATE			AG DATE	JBBH

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	76	16	1,216.00	SF	6.00	6.00	100	1997	1997	3	20	1,459	
2	0955	PRIVACY FE	0	100	0	0	192.00	LF	15.00	15.00	100	2001	2001	3	0	0	
3	0211	CONCRETE W	0	100	0	0	128.00	SF	6.00	6.00	100	1997	1997	3	20	154	

BUILDING NOTES												
BAS=[YR=2010] W21 PTO=[YR=2010] N9 W31 N11 W15 S11 E4 S28 E15 N8 E27 N11\$ S11 FEP=[YR=2010] W27 S15 E16 N5 E11 N10\$ S10 BAS=[YR=1998] W11 S5 W16 N7 W15 S14 W1 S9 E1 S8 E3 S10 E10 S2 E11 PTO=[YR=1998] E7 N5 W7 S5\$ N5 FOP=[YR=1998] E18 N7 W18 S7\$ N7 E18 N29\$ S5 FGR=[YR=1998] S24 E21 N24 W21\$ E21 N26\$ PTR=E15 N15 UDG=[YR=2010] E12 PTO=[YR=2010] S6 E12 N6 W12\$ E12 N26 W24 S20 PTO=[YR=2010] W5 S6 E5 N6\$ S6\$ S15 W15\$.												

BUILDING DIMENSIONS												
BAS=[YR=2010] W21 PTO=[YR=2010] N9 W31 N11 W15 S11 E4 S28 E15 N8 E27 N11\$ S11 FEP=[YR=2010] W27 S15 E16 N5 E11 N10\$ S10 BAS=[YR=1998] W11 S5 W16 N7 W15 S14 W1 S9 E1 S8 E3 S10 E10 S2 E11 PTO=[YR=1998] E7 N5 W7 S5\$ N5 FOP=[YR=1998] E18 N7 W18 S7\$ N7 E18 N29\$ S5 FGR=[YR=1998] S24 E21 N24 W21\$ E21 N26\$ PTR=E15 N15 UDG=[YR=2010] E12 PTO=[YR=2010] S6 E12 N6 W12\$ E12 N26 W24 S20 PTO=[YR=2010] W5 S6 E5 N6\$ S6\$ S15 W15\$.												

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	DPHT 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								