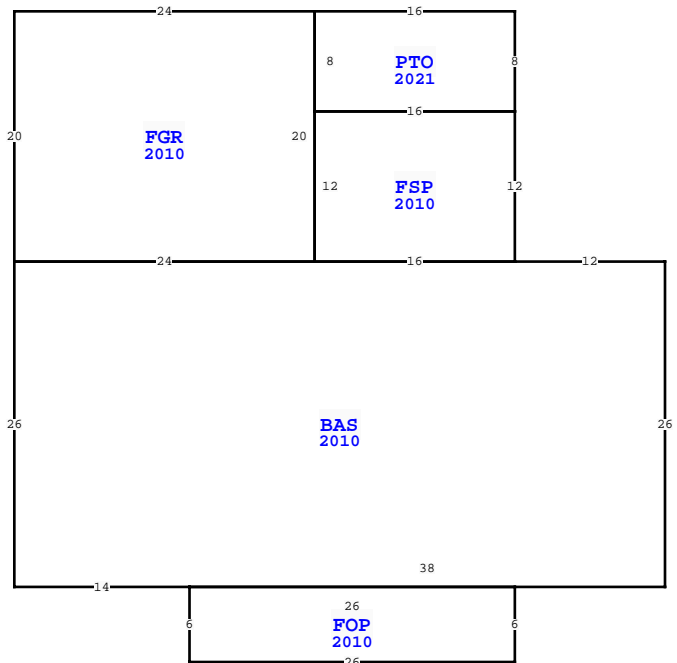




ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
30	VINYL 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
10	LAMINATED 80				
11	CLAY TILE 20				
13	HEAT PUMP 100				
13	HEAT PUMP 100				
	3 100				
	2 100				
	0 100				
1.	1. 100				
	0 100				
FR	FAIR 100				
03	AVERAGE				
0100	SINGLE FAMILY				
3	MKT AREA	10			
275.00	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,352	100	2010	1,352	134,739
FGR	480	50	2010	240	23,918
FOP	156	30	2010	47	4,684
FSP	192	55	2010	106	10,564
PTO	128	5	2021	6	598
TOTALS	2,308			1,751	174,503

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,751	111.6000	106.02	185,641	2010	2017	0	0	0	6.00	94.00
1 SINGLE FAM 100% - 2022 Heated Area: 1352 HX Base Yr 2022												



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			174,503
TOTAL MARKET OB/XF VALUE			18,655
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			228,158
SOH/AGL Deduction			11,490
ASSESSED VALUE			216,668
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			166,668
TOTAL JUST VALUE			228,158
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			224,884
5 YR PRCL CK, CHG EYB ON HOME & XFOBS			
FR 5 YR CK, PU XFOBS, DEMO XFOBS, PU NEW TRV.			
MAILING ADDR UPDATED PER 2022 HX APPLICATION			
CONF ADDED			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
17000319	METAL SHED-CO	0	03/08/2017
2009927	SFD-CO	0	11/23/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1225/0104	8/06/2021	WD	Q	I	01	255,000
GRANTOR: CARR JARED R & BRITTA						
GRANTEE: HIGGINS SHAWN O & K						
1077/0415	6/14/2018	WD	Q	I	01	166,500
GRANTOR: HELTON JOSHUA EUGENE						
GRANTEE: CARR JARED R & BRIT						

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	120	10			6.00	100	2010	2010	3	67	4,824	
2	0211	CONCRETE W	0	100	28	4			6.00	100	2010	2010	3	67	450	
3	0210	CONCRETE D	0	100	0	0			6.00	100	2010	2010	3	67	752	
4	0955	PRIVACY FE	0	100	0	0			15.00	100	2013	2013	3	87	5,272	
5	0055	PORTABLE C	0	100	0	0			0.00	100	2017	2017	3	76	0	
6	0190	PREFAB MET	0	100	22	20			22.00	100	2017	2017	GD	76	7,357	

TOTAL OB/XF												
18,655												
BLD DATE 04/26/2017 MMSR LGL DATE												
XF DATE 04/26/2017 MMSR LAND DATE 04/26/2017 MMSR												
INC DATE AG DATE												

BUILDING NOTES												
BAS=[YR=2010] W12 FSP=[YR=2010] N12 PTO=[YR=2021] N8 W16 S8 E16\$ W16 S12 E16\$ W16 FGR=[YR=2010] N20 W24 S20 E24\$ W24 S26 E14 FOP=[YR=2010] S6 E26 N6 W26\$ E38 N26\$.												

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	35,000.00	35,000.00	35,000							