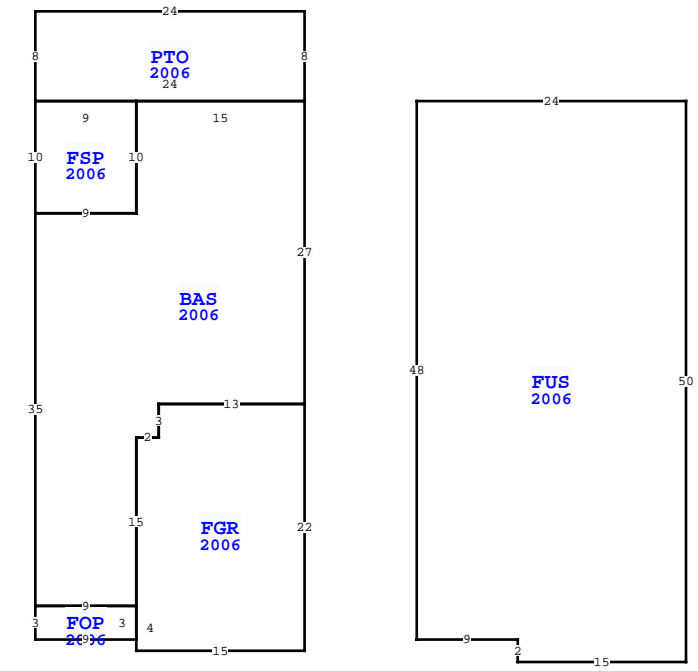




ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 90				
19	COMMON BRK 10				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
14	CARPET 70				
12	HARDWOOD 30				
13	HEAT PUMP 100				
13	HEAT PUMP 100				
3	100				
2.5	100				
0	100				
2.	100				
0	100				
03	AVERAGE				
0100	SINGLE FAMILY				
3	MKT AREA	10			
304.00	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	726	100	2006	726	63,722
FGR	324	50	2006	162	14,219
FOP	27	30	2006	8	702
FSP	90	55	2006	50	4,389
FUS	1,182	100	2006	1,182	103,746
PTO	192	5	2006	10	878
TOTALS	2,541			2,138	187,656

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0120	01	2,138	116.1000	104.49	223,400	2006	2010	0	0	16.00	84.00		
1 TWNHSE 0% - 0 Heated Area: 1908 HX Base Yr													



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3			Tax Dist:
BUILDING MARKET VALUE			187,656
TOTAL MARKET OB/XF VALUE			1,319
TOTAL LAND VALUE - MARKET			15,000
TOTAL MARKET VALUE			203,975
SOH/AGL Deduction			34,684
ASSESSED VALUE			169,291
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			169,291
TOTAL JUST VALUE			203,975
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			172,384
5 YR PRCL CK, CHG EYB 2006 TO 2017, XFOBS, QUAL FA			
5YR PRCL CK NC			
COA PER OWNER PHONE CALL.			
COA PER USPS FORM 3547			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000468	HVAC CHANGE OUT	0	09/13/2021
20051138	TN HOUSE	0	08/02/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1200/0894	4/01/2021	QC	U	I	30	62,000
GRANTOR: BRADLEY BRYANT C						
GRANTEE: FLEETFLORIDA LLC						
0799/0568	7/01/2009	WD	Q	I	01	123,000
GRANTOR: WAKULLA BUILDERS						
GRANTEE: BRADLEY BRYANT C.						

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	19	11	209.00	SF	6.00	6.00	100	2006	2006	3	72	903	
2	0955	PRIVACY FE	0	0	0	0	16.00	LF	15.00	15.00	100	2006	2006	3	87	209	
3	0211	CONCRETE W	0	0	0	0	48.00	SF	6.00	6.00	100	2006	2006	3	72	207	
TOTALS														1,319			

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	15,000.00	15,000.00	15,000							