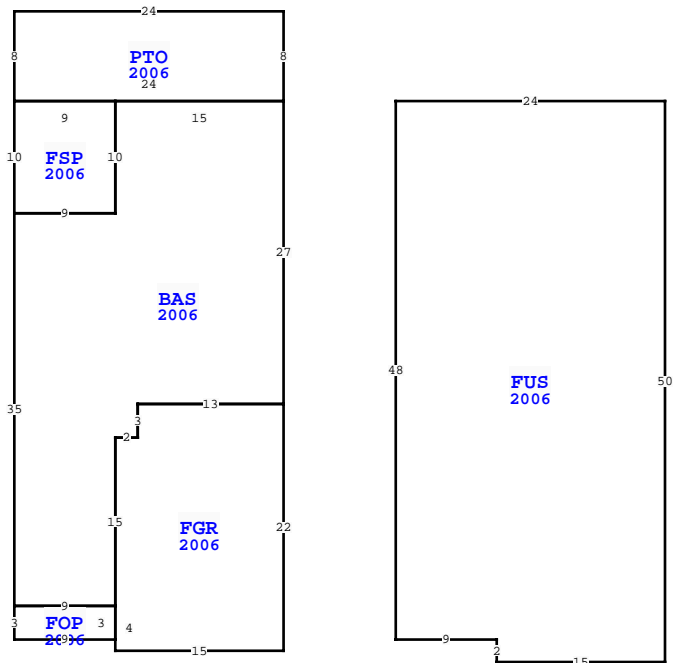




ELEMENT		CD	CONSTRUCTION		
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	90	
Exterior Wall	19	COMMON	BRK	10	
Roof Structur	03	GABLE/HIP		100	
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL		100	
Interior Floo	14	CARPET		70	
Interior Floo	11	CLAY TILE		30	
Heating Type	13	HEAT PUMP		100	
Air Condition	13	HEAT PUMP		100	
Bedrooms		3	100		
Bathrooms		2.5	100		
Story Height		0	100		
Stories	2.	2.	100		
Units		0	100		
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	3	MKT AREA	10		
NEIGHBORHOOD/LOC	304.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	726	100	2006	726	65,698
FGR	324	50	2006	162	14,660
FOP	27	30	2006	8	724
FSP	90	55	2006	50	4,525
FUS	1,182	100	2006	1,182	106,963
PTO	192	5	2006	10	905
TOTALS	2,541			2,138	193,475

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	TWNHSE	100%	- 2024								
					Heated Area: 1908						
						HX Base Yr 2024					



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		193,475	
TOTAL MARKET OB/XF VALUE		1,319	
TOTAL LAND VALUE - MARKET		15,000	
TOTAL MARKET VALUE		209,794	
SOH/AGL Deduction		0	
ASSESSED VALUE		209,794	
TOTAL EXEMPTION VALUE		HX HB VX 55,000	
BASE TAXABLE VALUE		154,794	
TOTAL JUST VALUE		209,794	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		177,247	
5 YR PRCL CK, CHG EYB FROM 2010 TO 2016, XFOBS, QU			
REROOF CC OB23-562 INCR EYB 2006-2010			
2023 TRIM RETURNED COA			
5YR PRCL CK NC			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB23-000562	RE-ROOF/SHINGLES-		10/27/2023
20051157	TWN HOUSE/CO	0	08/03/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0662/0135	6/15/2006	WD	Q	I		187,000
GRANTOR: WAKULLA BUILDERS LLC						
GRANTEE: JOSEPH DUNCAN & KAT						
0606/0830	7/28/2005	WD	Q	V	01	31,000
GRANTOR: TURNER LAND ENTERPISE						
GRANTEE: WAKULLA BUILDERS LL						

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	19	11			6.00	100	2006	2006	3	72	903	
2	0955	PRIVACY FE	0	100	0	0			15.00	100	2006	2006	3	87	209	
3	0211	CONCRETE W	0	100	0	0			6.00	100	2006	2006	3	72	207	

BLD DATE		04/24/2017	MMSR	LGL DATE	04/24/2017	MMSR
XF DATE		04/24/2017	MMSR	LAND DATE		04/24/2017
INC DATE				AG DATE		

BUILDING NOTES	
BUILDING DIMENSIONS	
PTO=[YR=2006] W24 S8 E24 BAS=[YR=2006] W15 S10 W9 FSP=[YR=2006] E9 N10 W9 S10\$ S35 E9 N15 E2 N3 E13 FGR=[YR=2006] W13 S3 W2 S15 FOP=[YR=2006] W9 S3 E9 N3\$ S4 E15 N22\$ N27\$ N8\$ PTR= E10 S8 FUS=[YR=2006] S48 E9 S2 E15 N50 W24\$ N8 W10\$.	

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	15,000.00	15,000.00	15,000							