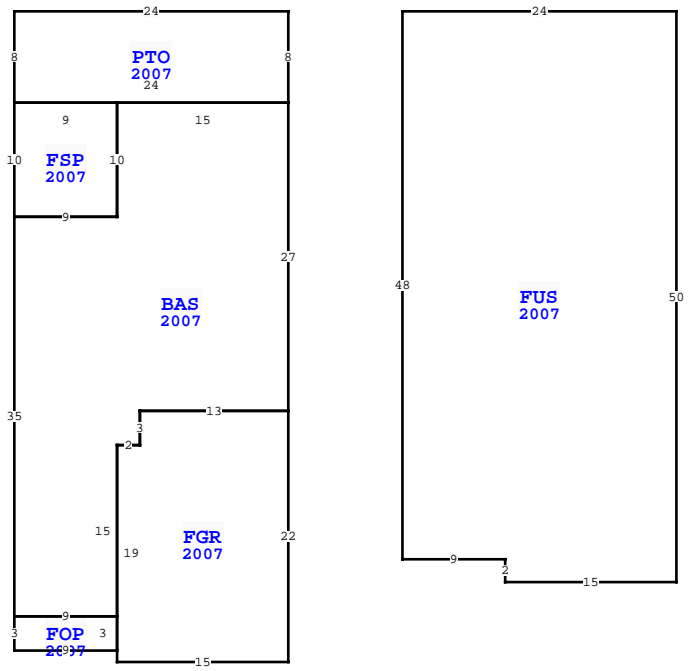




BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Foundation	02	CONCR SLAB 100			
Frame	02	WOOD FRAME 100			
Exterior Wall	05	HARDIE BRD 90			
Exterior Wall	19	COMMON BRK 10			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 70			
Interior Floo	09	PINE WOOD 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	2007	726	65,071
FGR	324	50	2007	162	14,520
FOP	27	30	2007	8	717
FSP	90	55	2007	50	4,481
FUS	1,182	100	2007	1,182	105,942
PTO	192	5	2007	10	896
TOTALS	2,541			2,138	191,627

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	TWNHSE	100%	- 2021								
Heated Area: 1908 HX Base Yr 2021											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			191,627
TOTAL MARKET OB/XF VALUE			1,462
TOTAL LAND VALUE - MARKET			15,000
TOTAL MARKET VALUE			208,089
SOH/AGL Deduction			58,061
ASSESSED VALUE			150,028
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			100,028
TOTAL JUST VALUE			208,089
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			176,337
5 YR PRCL CK, CHG EYB 2007 TO 2017, XFOBS, QUAL FA			
5 YR PRCL CH, N/C			
ADD HX FOR 2021-ALLEN			
5 YR PRCL CH, PU XFOB LN 3, CORR EXW			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
21001028	HVAC REPL	0	10/05/2021
200629	TNHSE-CO	0	05/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1178/0067	11/03/2020	WD Q	Q	I	01	171,500
GRANTOR: PETERSON WENDY & STAN						
GRANTEE: ALLEN DONTA LESHAWN						
0769/0047	8/27/2008	WD Q	Q	I		135,000
GRANTOR: WAKULLA BUILDERS LLC						
GRANTEE: PETERSON WENDY & ST						

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	10			6.00	100	2007	2007	3	76	866	
2	0211	CONCRETE W	0	100	13	3			6.00	100	2007	2007	3	76	178	
3	0955	PRIVACY FE	0	100	0	0			15.00	100	2016	2016	3	87	418	

BUILDING NOTES			

BUILDING DIMENSIONS			
PTO=[YR=2007] W24 S8 E24 BAS=[YR=2007] W15 FSP=[YR=2007] W9 S10 E9 N10\$ S10 W9 S35 FOP=[YR=2007] S3 E9 N3 W9\$ E9 N15 E2 N3 FGR=[YR=2007] S3 W2 S19 E15 N22 W13\$ E13 N27\$ N8\$ PTR=E10 FUS=[YR=2007] S48 E9 S2 E15 N50 W24\$ W10\$.			

LAND DESCRIPTION																								
TOTAL OB/XF 1,462																								
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							