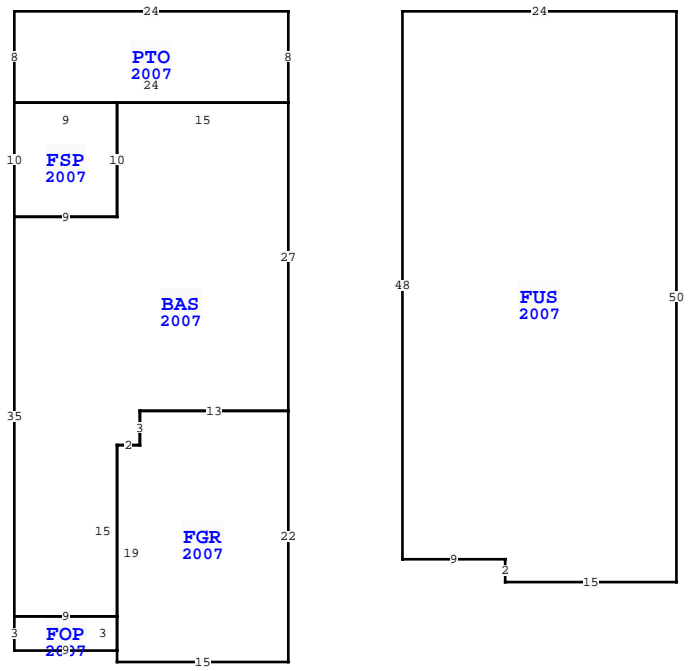


BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Foundation	02	CONCR SLAB 100			
Frame	02	WOOD FRAME 100			
Exterior Wall	05	HARDIE BRD 90			
Exterior Wall	19	COMMON BRK 10			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 70			
Interior Floo	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	2007	726	67,262
FGR	324	50	2007	162	15,009
FOP	27	30	2007	8	741
FSP	90	55	2007	50	4,633
FUS	1,182	100	2007	1,182	109,510
PTO	192	5	2007	10	926
TOTALS	2,541			2,138	198,081

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	119.7000	107.73	230,327	2007	2011	0	0	14.00	86.00		
1 TWNHSE 0% - 2023 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			198,081
TOTAL MARKET OB/XF VALUE			1,731
TOTAL LAND VALUE - MARKET			15,000
TOTAL MARKET VALUE			214,812
SOH/AGL Deduction			14,951
ASSESSED VALUE			199,861
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			199,861
TOTAL JUST VALUE			214,812
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			181,692
5 YR PRCL CK, CHG EYB 2009 TO 2017, XFOBS, QUAL FA			
HVAC CC OB23-465 INCR EYB 2007-2009			
5 YR PRCL CH, N/C			
SALES CH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB23-000465	HVAC-CC		09/12/2023
2006261	TNHSE-CO	0	02/07/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1246/0598	1/11/2022	WD Q	Q	I	01	155,200
GRANTOR: RICHARDSON SCOTT LEE						
GRANTEE: EASTABOGA INVESTMEN						
0973/0268	5/29/2015	WD Q	Q	I	01	118,000
GRANTOR: PHILLIPS GEOFFREY & P						
GRANTEE: RICHARDSON SCOTT LE						

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	24	11			6.00	100	2007	2007	3	76	1,204	
2	0211	CONCRETE W	0	0	14	3			6.00	100	2007	2007	3	76	192	
3	0955	PRIVACY FE	0	0	0	0			15.00	100	2007	2007	3	91	164	
4	0955	PRIVACY FE	0	0	0	0			15.00	100	2013	2013	3	95	171	

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	15,000.00	15,000.00	15,000							