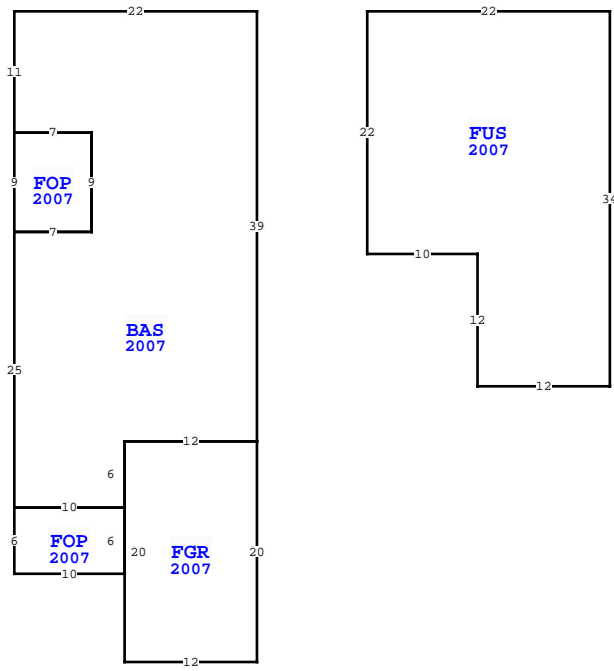


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 100
Bedrooms		3 100
Bathrooms		2.5 100
Story Height		0 100
Stories	1.5	1.5 100
Units		0 100
Quality	03	AVERAGE
DOR CODE	0401	TOWNHOUSE
MAP NUM	3	MKT AREA 01
NEIGHBORHOOD/LOC	314.00	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	855	100
FGR	240	50
FOP	60	30
FOP	63	30
FUS	628	100
TOTALS	1,846	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	TWNHSE	100%	- 2022								
				Heated Area: 1483							
					HX Base Yr 2022						



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3			Tax Dist:
BUILDING MARKET VALUE			166,714
TOTAL MARKET OB/XF VALUE			2,004
TOTAL LAND VALUE - MARKET			20,000
TOTAL MARKET VALUE			188,718
SOH/AGL Deduction			31,838
ASSESSED VALUE			156,880
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			106,880
TOTAL JUST VALUE			188,718
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			169,771
5 YR PRCL CK, CHG EYB ON HOME & XFOBS, BK YD GTE			
FR 5 YR CK, PU XFOBS.			
2022 HX APP			
5 YR PRCL CH, N/C			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2007111	TNHS-CO	0	01/26/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1222/0014	7/30/2021	WD Q	Q	I	01	183,000
GRANTOR: TURLINGTON RAYMOND &						
GRANTEE: WARNER JORDAN EUGEN						
1151/0879	5/19/2020	WD Q	Q	I	01	137,500
GRANTOR: HELMS MATTHEW L						
GRANTEE: TURLINGTON RAYMOND						

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	22	9			198.00	SF	6.00	6.00	100	2007	2007	3	62	737	
2	0211	CONCRETE W	0	100	15	4			60.00	SF	6.00	6.00	100	2007	2007	3	62	223	
3	0955	PRIVACY FE	0	100	0	0			12.00	LF	15.00	15.00	100	2018	2018	3	95	171	
4	0955	PRIVACY FE	0	100	0	0			60.00	LF	15.00	15.00	100	2020	2020	3	97	873	

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2007] W22 S11 FOP=[YR=2007] S9 E7 N9 W7\$ E7 S9 W7 S25 FOP=[YR=2007] S6 E10 N6 W10\$ E10 N6 FGR=[YR=2007] S20 E12 N20 W12\$ E12 N39\$ PTR= E10 FUS=[YR=2007] S22 E10 S12 E12 N34 W22\$ 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		RTH	35.00	100.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							