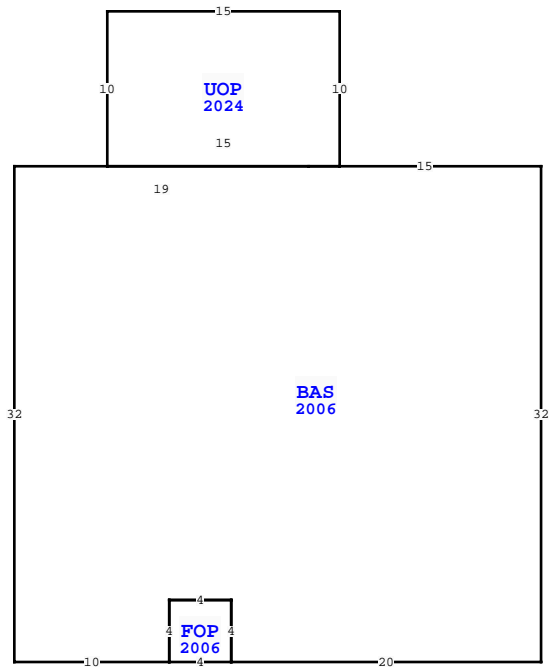


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
30	VINYL 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
08	SHT VINYL 50				
14	CARPET 50				
13	HEAT PUMP 100				
13	HEAT PUMP 100				
	2 100				
	2 100				
	0 100				
1.	1. 100				
	0 100				
03	AVERAGE				
0100	SINGLE FAMILY				
3	MKT AREA		10		
14.00	1.25/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,072	100	2006	1,072	129,047
FOP	16	30	2006	5	602
UOP	150	20	2024	30	3,611
TOTALS	1,238			1,107	133,260

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2007		Heated Area: 1072					HX Base Yr 2007	



UOP 2024

BAS 2006

FOP 2006

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			133,260
TOTAL MARKET OB/XF VALUE			3,193
TOTAL LAND VALUE - MARKET			9,000
TOTAL MARKET VALUE			145,453
SOH/AGL Deduction			72,407
ASSESSED VALUE			73,046
TOTAL EXEMPTION VALUE	HX HB		48,046
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			145,453
NCON VALUE			3,611
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			112,839

5 YR PRCL CK, PU XFOB, OLD HVAC			
5 YR PRCL CH, PU XFOB LN 5			
UPDATED SPOUSE SSN -JAMES ARRINGTON			
UPDATED SPOUSE SSN INFO. MLD RNWL CARD			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2006176	SFD/CO	0	06/14/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1225/0076	8/16/2021	WD	U	I	30	140,000
GRANTOR: MOODY NATALIA YEVGENY						
GRANTEE: ARRINGTON JAMES						
1004/0847	6/30/2016	QC	U	I	11	100
GRANTOR: MOODY ANDREW ROBERT						
GRANTEE: MOODY NATALIA YEVGE						

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	20	16	320.00	SF	6.00	6.00	100	2006	2006	3	27	518	
2	0211	CONCRETE W	0	100	0	0	52.00	SF	6.00	6.00	100	2006	2006	3	27	84	
3	0955	PRIVACY FE	0	100	0	0	314.00	LF	15.00	15.00	100	2009	2009	3	55	2,591	
4	0700	PORT BLDG	0	100	8	6	48.00	SF	0.00	0.00	100	2011	2011	3	76	0	
5	0700	PORT BLDG	0	100	20	10	200.00	SF	0.00	0.00	100	2018	2018	3	90	0	
6	0700	PORT BLDG	0	100	0	0	1.00	SF	0.00	0.00	100	2024	2023	3	98	0	
TOTALS															3,193		

LAND DESCRIPTION																								
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	0.75	12,000.00	9,000.00	9,000							