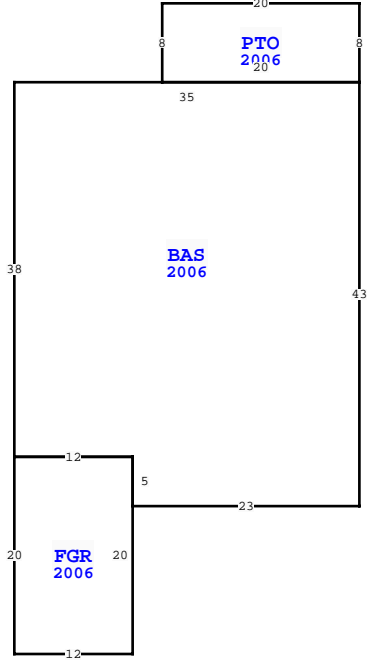




ELEMENT		CD	CONSTRUCTION		
Foundation	02		CONCR	SLAB 100	
Frame	02		WOOD	FRAME 100	
Exterior Wall	30		VINYL	80	
Exterior Wall	20		FACE	BRICK 20	
Roof Structur	03		GABLE/HIP	100	
Roof Cover	03		COMP	SHNGL 100	
Interior Wall	05		DRYWALL	100	
Interior Floo	07		VYL	PLANK 80	
Interior Floo	14		CARPET	20	
Heating Type	13		HEAT PUMP	100	
Air Condition	13		HEAT PUMP	100	
Bedrooms			3	100	
Bathrooms			2	100	
Story Height			0	100	
Stories	1.		1.	100	
Units			0	100	
Quality	03		AVERAGE		
DOR CODE	0100		SINGLE FAMILY		
MAP NUM	3		MKT AREA	10	
NEIGHBORHOOD/LOC	14.00		1.25/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,445	100	2006	1,445	167,071
FGR	240	50	2006	120	13,874
PTO	160	5	2006	8	925
TOTALS	1,845			1,573	181,870

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%	- 2023								
				Heated Area: 1445			HX Base Yr 2023				



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			181,870
TOTAL MARKET OB/XF VALUE			872
TOTAL LAND VALUE - MARKET			12,000
TOTAL MARKET VALUE			194,742
SOH/AGL Deduction			23,962
ASSESSED VALUE			170,780
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			120,780
TOTAL JUST VALUE			194,742
NCON VALUE			475
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			165,345
STAFF REVIEWED QUAL AND DETERMINED SFD SHOULD BE A			
5 YR PRCL CK, PU XF0B			
INCR EYB 2010-2012 HVAC-CC 3-2022			
INCR EYB 2006-2010 RE-ROOF-CC 7-2022			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB22-000160	RE-ROOF-CC	0	03/18/2022
22000190	HVAC-CC	0	02/25/2022
20061335	SFD-CO	0	08/14/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1279/0037	8/15/2022	WD Q	Q	I	01	229,900
GRANTOR: ESTES INVESTMENT PROP						
GRANTEE: FRAKER EVERETT & J'						
1252/0743	2/24/2022	CT U	U	I	18	92,900
GRANTOR: DONALDSON TEMETRIELLE						
GRANTEE: ESTES INVESTMENT PR						

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	8			176.00	100	2006	2006	3	27	285	
2	0211	CONCRETE W	0	100	23	3			69.00	100	2006	2006	3	27	112	
3	0955	PRIVACY FE	0	0	0	0			32.00	100	2024	2022		99	475	

TOTAL OB/XF											
872											
BLD DATE 10/14/2019 MMLC LGL DATE											
XF DATE 10/14/2019 MMLC LAND DATE 10/14/2019 MMLC											
INC DATE AG DATE											

BUILDING NOTES											
PTO=[YR=2006] W20 S8 E20 BAS=[YR=2006] W35 S38											
FGR=[YR=2006] S20 E12 N20 W12\$ E12 S5 E23 N43\$ N8\$.											

LAND DESCRIPTION																								
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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	12,000.00	12,000.00	12,000							