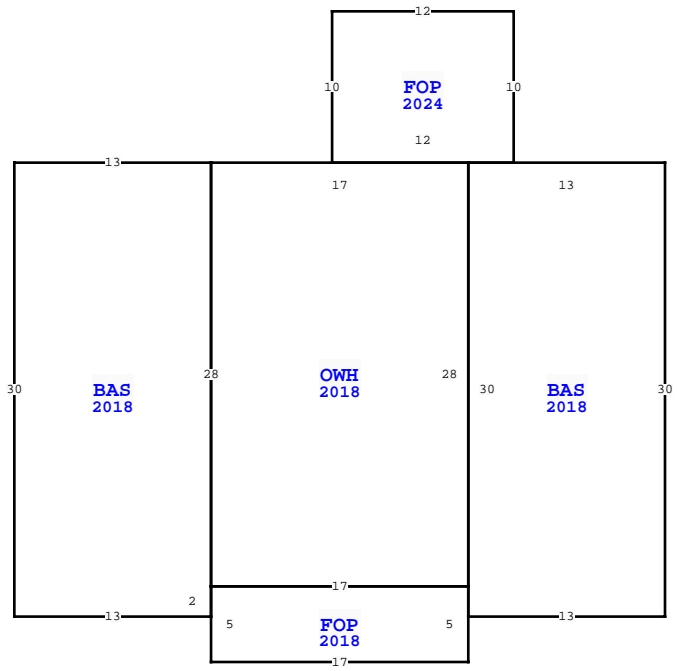




ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
30	VINYL 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
11	CLAY TILE 60				
14	CARPET 40				
04	AIR DUCTED 100				
03	CENTRAL 100				
	3 100				
	2 100				
	0 100				
1.	1. 100				
	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	390	100	2018	390	52,796
BAS	390	100	2018	390	52,796
FOP	85	30	2018	26	3,520
FOP	120	30	2024	36	4,874
OWH	476	100	2018	476	64,439
TOTALS	1,461			1,318	178,424

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% - 2019			187,815	2018	2018	0	0	5.00	95.00	Heated Area: 1256 HX Base Yr 2019	



WAKULLA COUNTY PROPERTY				
VALUATION SUMMARY			PAGE 1 of 1	
VALUATION BY		STANDARD		
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE		178,424		
TOTAL MARKET OB/XF VALUE		4,277		
TOTAL LAND VALUE - MARKET		12,000		
TOTAL MARKET VALUE		194,701		
SOH/AGL Deduction		64,542		
ASSESSED VALUE		130,159		
TOTAL EXEMPTION VALUE		HX HB 50,000		
BASE TAXABLE VALUE		80,159		
TOTAL JUST VALUE		194,701		
NCON VALUE		4,873		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		157,502		
FR 5YR CK CHG PTO TO FOP, PU XFOB 1/12/2023				
ADD HX FOR 2019- HILL				
5 YR PRCL CH, PU NEW SFD & XFOB LN 1-2				
UNITY OF TITLE AND OWNR REQ				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
17001191	SFD-CO	0	09/07/2017	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / U / V / I / RSN CD	SALE PRICE
1072/0204	5/02/2018	WD Q	V 01	139,000
GRANTOR: HOMAN JOHN				
GRANTEE: HILL BRITTANY J				
1040/0250	6/28/2017	WD Q	V 05	8,000
GRANTOR: T.D.J. DEVELOPMENT LL				
GRANTEE: HOMAN JOHN				
BUILDING NOTES				
BUILDING DIMENSIONS				
OWH=[YR=2018;ORIG=-13,0] W17 S28 E17 N28 \$				
BAS=[YR=2018;ORIG=0,0] W13 S30 E13 N30 \$				
BAS=[YR=2018;ORIG=-30,28] N28 W13 S30 E13 N2 \$				
FOP=[YR=2018;ORIG=-30,28] S5 E17 N5 W17 \$				
FOP=[YR=2024;ORIG=-22,-10] E12 S10 W12 N10 \$				

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	39	20			6.00	100	2018	2018	3	80	3,744	
2	0211	CONCRETE W	0	100	37	3			6.00	100	2018	2018	3	80	533	
3	0625	PORT WD UT	0	100	11	12			0.00	100	2024	2021	AV	93	0	

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			125.00	100.00	1.00	LT		1.00	1.00	1.00	12,000.00	12,000.00	12,000							