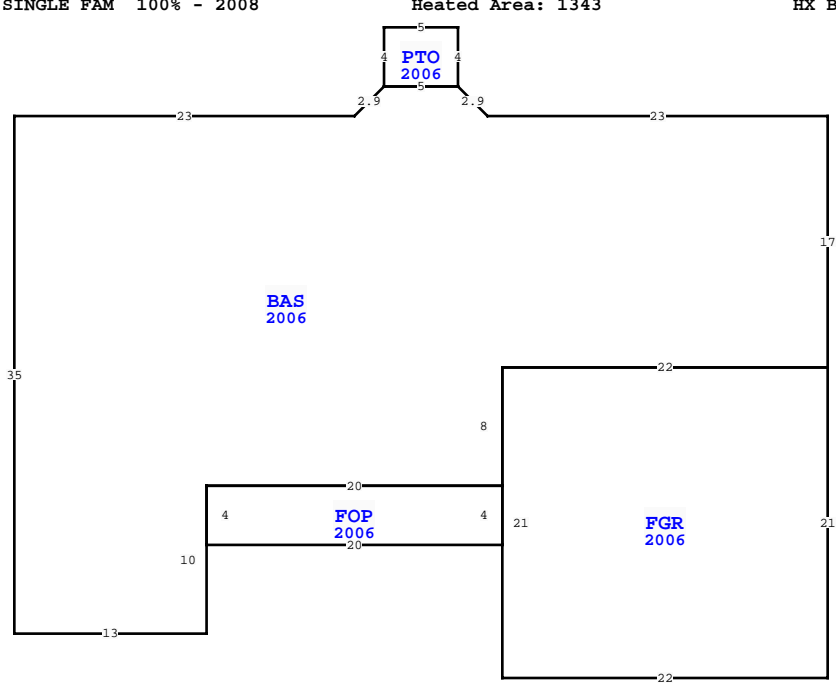




ELEMENT		CD	CONSTRUCTION		
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	30	VINYL	80		
Exterior Wall	19	COMMON	BRK	20	
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET	70		
Interior Floo	11	CLAY TILE	30		
Heating Type	13	HEAT PUMP	100		
Air Condition	13	HEAT PUMP	100		
Bedrooms		3	100		
Bathrooms		2	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	1,343	100	2006	1,343	155,009
FGR	462	50	2006	231	26,662
FOP	80	30	2006	24	2,770
PTO	20	5	2006	1	115
TOTALS	1,905			1,599	184,556

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%	- 2008									
				Heated Area: 1343				HX Base Yr 2008				



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			184,556
TOTAL MARKET OB/XF VALUE			5,448
TOTAL LAND VALUE - MARKET			16,800
TOTAL MARKET VALUE			206,804
SOH/AGL Deduction			96,189
ASSESSED VALUE			110,615
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			60,615
TOTAL JUST VALUE			206,804
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			149,775
5 YR PRCL CK, CHG QUAL FROM FAIR TO AVG			
PUXFOB LN 3,4,5			
UT			
ADDED ADJ TO LANE #2 DUE TO LOW & 1 BLDLBLE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000149	SHED-CO	0	02/26/2021
20000943	HVAC	0	09/30/2020
2006888	SFD - CO 9/28/6	0	05/24/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0708/0309	4/30/2007	WD Q	Q	I		157,500
GRANTOR: TDJ DEVELOPMENTS, LLC						
GRANTEE: FRANKLIN ERICA J &						
0623/0189	10/20/2005	WD Q	Q	V	02	450,000
GRANTOR: REM DEVELOPERS LLC						
GRANTEE: TDJ DEVELOPMENTS, L						

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	38	16	608.00	SF	6.00	6.00	100	2006	2006	3	27	985	
2	0211	CONCRETE W	0	100	19	4	76.00	SF	6.00	6.00	100	2006	2006	3	27	123	
3	0955	PRIVACY FE	0	100	0	0	213.00	LF	15.00	15.00	100	2021	2021	3	98	3,131	
4	0700	PORT BLDG	0	100	10	16	160.00	SF	0.00	0.00	100	2021	2021	3	96	0	
5	0080	4' CHAINLI	0	100	0	0	100.00	LF	13.00	13.00	100	2021	2021	3	93	1,209	
													TOTAL OB/XF	5,448			

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			100.00	100.00	1.00	LT		1.00	1.00	1.00	12,000.00	12,000.00	12,000							
2	000000	C	VAC RES	100			50.00	100.00	1.00	LT		1.00	1.00	0.40	12,000.00	4,800.00	4,800							

BUILDING NOTES												
BAS=[YR=2006] W23 L2 U2 PTO=[YR=2006] N4 W5 S4 E5\$ W5 L2 D2 W23 S35 E13 N10 FOP=[YR=2006] S4 E20 N4 W20\$ E20 N8 E22 FGR=[YR=2006] W22 S21 E22 N21\$ N17\$.												