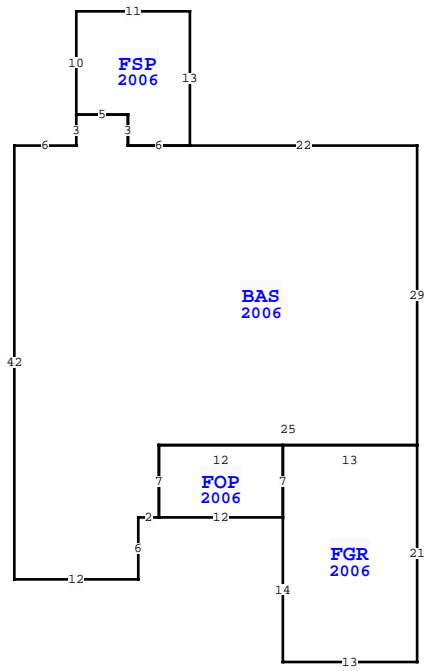


ELEMENT		CD	CONSTRUCTION		
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	30	VINYL	80		
Exterior Wall	19	COMMON	BRK	20	
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL	100		
Interior Floo	10	LAMINATED	70		
Interior Floo	14	CARPET	30		
Heating Type	13	HEAT PUMP	100		
Air Condition	13	HEAT PUMP	100		
Bedrooms		3	100		
Bathrooms		2	100		
Story Height		0	100		
Stories	1.1	1.100			
Fireplace	01	FIREPLACE	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	1,316	100	2006	1,316	152,274
FGR	273	50	2006	136	15,737
FOP	84	30	2006	25	2,893
FSP	128	55	2006	70	8,100
TOTALS	1,801			1,547	179,003

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%	- 2020		Heated Area: 1316					HX Base Yr 2020	



WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY		STANDARD				
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE		179,003				
TOTAL MARKET OB/XF VALUE		1,691				
TOTAL LAND VALUE - MARKET		12,000				
TOTAL MARKET VALUE		192,694				
SOH/AGL Deduction		54,624				
ASSESSED VALUE		138,070				
TOTAL EXEMPTION VALUE		50,000		HX HB		
BASE TAXABLE VALUE		88,070				
TOTAL JUST VALUE		192,694				
NCON VALUE		0				
INCOME VALUE						
PREVIOUS YEAR MKT VALUE		138,079				
5 YR PRCL CK, CHG QUAL FROM FAIR TO AVERAGE, DEMO						
PRMT CK FR PU XFOB						
PRMT 2100625 REROOF EYB +4 2004						
2020 HX APPLIED - WAGNER						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
21000625	REROOF	0	12/08/2021			
OBN21-00033	SOLAR PANELS-CC	19,000	12/01/2021			
17000050	MECH	0	01/13/2017			
2006169	SFD - CO 8/24/6	0	08/24/2006			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1104/0013	3/18/2019	WD	Q	I	01	159,900
GRANTOR: GIBSON PATRICIA						
GRANTEE: WAGNER JARED & LAUR						
0998/0234	4/21/2016	WD	U	I	12	69,300
GRANTOR: WELLS FARGO BANK N.A.						
GRANTEE: GIBSON PATRICIA						
BLD DATE						10/30/2019
XF DATE						10/30/2019
INC DATE						
LGL DATE						10/30/2019
LAND DATE						MMAK
AG DATE						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2006] W22 FSP=[YR=2006] N13 W11 S10 E5 S3 E6\$ W6 N3 W5 S3 W6 S42 E12 N6 E2 FOP=[YR=2006] E12 FGR=[YR=2006] S14 E13 N21 W13 S7\$ N7 W12 S7\$ N7 E25 N29\$.						

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
2	0210	CONCRETE D	0	100	38	10	380.00	SF	6.00	6.00	100	2006	2006	3	27	616	
3	0211	CONCRETE W	0	100	27	4	108.00	SF	6.00	6.00	100	2006	2006	3	27	175	
4	0955	PRIVACY FE	0	100	0	0	100.00	LF	15.00	15.00	100	2010	2010	3	60	900	
5	0625	PORT WD UT	0	100	12	10	120.00	SF	0.00	0.00	100	2019	2019	3	85	0	
6	1450	SOLAR PANE	0	100	0	0	19.00	UT	0.00	0.00	100	2022	2022	3	97	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			75.00	100.00	1.00	LT		1.00	1.00	1.00	12,000.00	12,000.00	12,000							