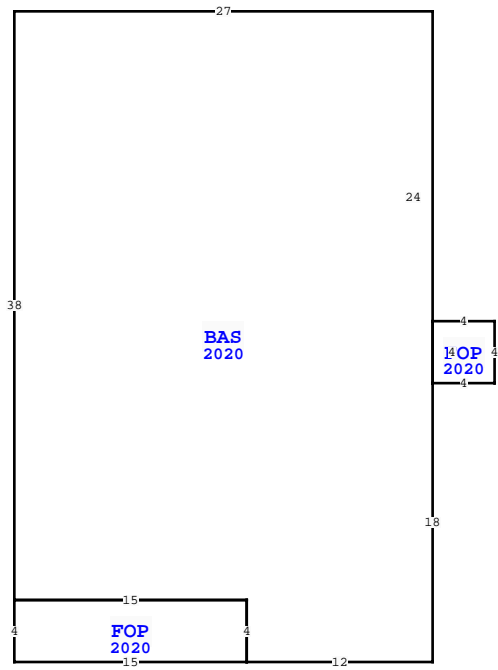


ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
02	CONCR SLAB 100		
02	WOOD FRAME 100		
30	VINYL 100		
03	GABLE/HIP 100		
03	COMP SHNGL 100		
05	DRYWALL 100		
11	CLAY TILE 50		
14	CARPET 50		
13	HEAT PUMP 100		
13	HEAT PUMP 100		
	3 100		
	2 100		
	0 100		
1.	1. 100		
	0 100		
03	AVERAGE		
0100	SINGLE FAMILY		
3	MKT AREA	10	
14.00		1.25/	
BAS	1,074	100	2020
FOP	16	30	2020
FOP	60	30	2020
TOTALS	1,150		1,097

MARKET ADJUSTMENTS																																					
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																										
0100	01	1,097	120.5000	143.09	156,970	2020	2020	0	0	0	3.00	97.00																									
1 SINGLE FAM 100% - 2021 Heated Area: 1074 HX Base Yr 2021																																					
																																					
<table border="1"> <thead> <tr> <th>AREA TYPE</th> <th>TOTAL GROSS AREA</th> <th>PCT OF BASE</th> <th>YEAR</th> <th>TOT ADJ AREA</th> <th>SUBAREA MARKET VALUE</th> </tr> </thead> <tbody> <tr> <td>BAS</td> <td>1,074</td> <td>100</td> <td>2020</td> <td>1,074</td> <td>149,069</td> </tr> <tr> <td>FOP</td> <td>16</td> <td>30</td> <td>2020</td> <td>5</td> <td>694</td> </tr> <tr> <td>FOP</td> <td>60</td> <td>30</td> <td>2020</td> <td>18</td> <td>2,499</td> </tr> </tbody> </table>														AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS	1,074	100	2020	1,074	149,069	FOP	16	30	2020	5	694	FOP	60	30	2020	18	2,499
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INC DATE			AG DATE																																		

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE				152,261		
TOTAL MARKET OB/XF VALUE				7,633		
TOTAL LAND VALUE - MARKET				12,000		
TOTAL MARKET VALUE				171,894		
SOH/AGL Deduction				103,305		
ASSESSED VALUE				68,589		
TOTAL EXEMPTION VALUE				HX HB WX 48,589		
BASE TAXABLE VALUE				20,000		
TOTAL JUST VALUE				171,894		
NCON VALUE				2,080		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				122,542		
COR DEMO						
5 YR PRCL CK, PU XFOBS, CHG QUAL FROM FAIR TO AVG.						
ADD HX/PORT/WX FOR 2021-BAILEY						
EMAILED GADSDEN CO- PORT REQ-BAILEY						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
19001230	SFD-CO	0	08/29/2019			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1138/0509	1/24/2020	WD	Q	I	01	140,000
GRANTOR: HOMAN JOHN						
GRANTEE: BAILEY MARTHA ANN						
1040/0131	6/28/2017	WD	Q	V	05	7,500
GRANTOR: TDJ DEVELOPMENTS, LLC						
GRANTEE: HOMAN JOHN						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2020] W27 S38 FOP=[YR=2020] S4 E15 N4 W15\$ E15 S4 E12 N18 FOP=[YR=2020] E4 N4 W4S4\$ N24\$.						

EXTRA FEATURES														TOTAL OB/XF		7,633	
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	0	0	700.00	SF	6.00	6.00	100	2020	2020	3	89	3,738	
2	0210	CONCRETE D	0	100	21	10	210.00	SF	6.00	6.00	100	2020	2020	3	89	1,121	
3	0211	CONCRETE W	0	100	10	4	40.00	SF	6.00	6.00	100	2020	2020	3	89	214	
4	0213	CONCRETE P	0	100	10	8	80.00	SF	6.00	6.00	100	2020	2020	3	100	480	
5	0700	PORT BLDG	0	0	0	0	1.00	SF	0.00	0.00	100	2024	2023		98	0	
6	0080	4' CHAINLI	0	100	0	0	160.00	LF	13.00	13.00	100	2024	2023		100	2,080	
7	0055	PORTABLE C	0	100	0	0	1.00	SF	0.00	0.00	100	2024	2023		100	0	

LAND DESCRIPTION														TOTAL OB/XF										7,633	
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			50.00	100.00	1.00	LT		1.00	1.00	1.00	12,000.00	12,000.00	12,000								