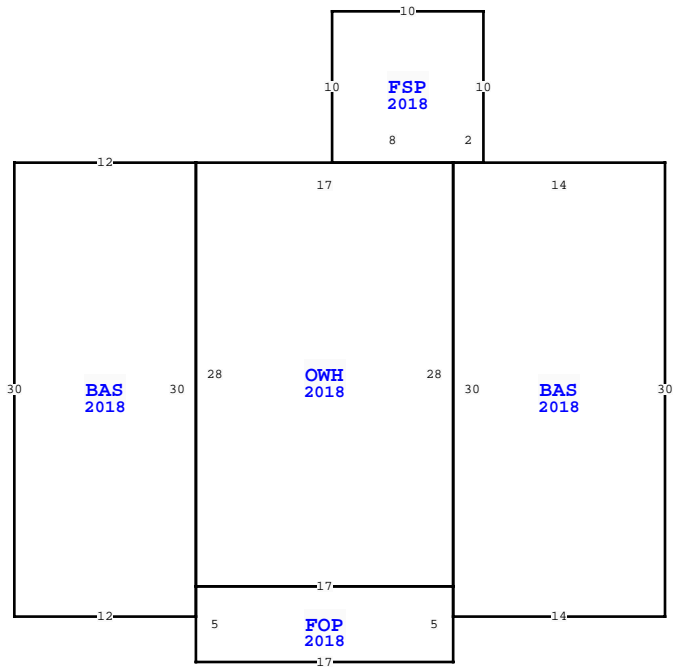




ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
30	VINYL 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
07	VYL PLANK 90				
11	CLAY TILE 10				
13	HEAT PUMP 100				
13	HEAT PUMP 100				
	3 100				
	2 100				
	0 100				
1.	1. 100				
	0 100				
03	AVERAGE				
0100	SINGLE FAMILY				
3	MKT AREA	10			
14.00	1.25/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	360	100	2018	360	44,593
BAS	420	100	2018	420	52,026
FOP	85	30	2018	26	3,221
FSP	100	55	2018	55	6,812
OWH	476	100	2018	476	58,963
TOTALS	1,441			1,337	165,614

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%	2021									Heated Area: 1256	HX Base Yr 2021



WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY		STANDARD				
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE		165,614				
TOTAL MARKET OB/XF VALUE		5,461				
TOTAL LAND VALUE - MARKET		12,000				
TOTAL MARKET VALUE		183,075				
SOH/AGL Deduction		67,415				
ASSESSED VALUE		115,660				
TOTAL EXEMPTION VALUE		HX HB 50,000				
BASE TAXABLE VALUE		65,660				
TOTAL JUST VALUE		183,075				
NCON VALUE		0				
INCOME VALUE						
PREVIOUS YEAR MKT VALUE		132,244				
5 YR PRCL CK, WILL NEED REVISIT, BACK IS UNDER CON						
VERIFIED CH PRMT FIELD CARD						
PRMY CH, PU XFOB						
ADD HX &PORT FOR 2021- TAYLOR						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
OBN21-00017	SOLAR PANELS-CC	0	07/13/2021			
17001385	SFD-CO	0	11/02/2017			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
4700/5000	4/14/2020	WD	Q	I	01	153,000
GRANTOR: RYDER NANCY LYNNE						
GRANTEE: TAYLOR STACY A & BR						
1066/0474	3/14/2018	WD	Q	I	01	135,100
GRANTOR: GOLDEN CONSTRUCTION CO						
GRANTEE: RYDER NANCY LYNNE						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2018] W14 FSP=[YR=2018] E2 N10 W10 S10 E8\$						
OWH=[YR=2018] W17 BAS=[YR=2018] W12 S30 E12 N30\$ S28						
FOP=[YR=2018] S5 E17 N5 W17\$ E17 N28\$ S30 E14 N30\$.						

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	0	0	864.00	SF	6.00	6.00	100	2018	2018	3	80	4,147	
2	0211	CONCRETE W	0	100	10	6	60.00	SF	6.00	6.00	100	2018	2018	3	80	288	
3	0955	PRIVACY FE	0	100	0	0	72.00	LF	15.00	15.00	100	2018	2018	3	95	1,026	
4	1450	SOLAR PANE	0	100	0	0	22.00	UT	0.00	0.00	100	2021	2021	3	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			0.00	0.00	1.00	LT		1.00	1.00	1.00	12,000.00	12,000.00	12,000							