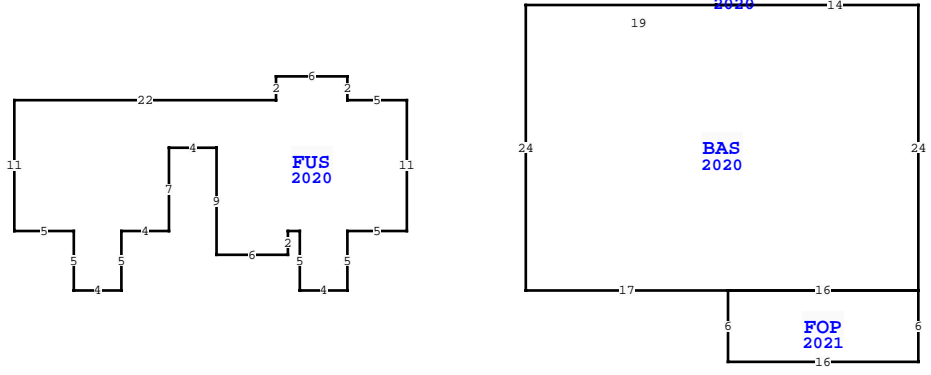




ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
30	WOOD FRAME 100				
03	VINYL 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
07	VYL PLANK 50				
14	CARPET 50				
13	HEAT PUMP 100				
13	HEAT PUMP 100				
	3 100				
	2.5 100				
	0 100				
2.	2. 100				
	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	792	100	2020	792	102,629
FOP	96	30	2021	29	3,758
FUS	399	100	2020	399	51,703
PTO	9	5	2020	0	0
TOTALS	1,296			1,220	158,091

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,220	112.5000	133.59	162,980	2020	2020	0	0	3.00	97.00		
1 SINGLE FAM 100% - 2024 Heated Area: 1191 HX Base Yr 2024													



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		158,091	
TOTAL MARKET OB/XF VALUE		7,729	
TOTAL LAND VALUE - MARKET		6,000	
TOTAL MARKET VALUE		171,820	
SOH/AGL Deduction		0	
ASSESSED VALUE		171,820	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		121,820	
TOTAL JUST VALUE		171,820	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		129,358	
5 YR PRCL CK, CHG QUAL FAIR TO AVG, CHG XFOB CODE			
VERIFIED FIELD CARD OF 3/29/2021			
PU NEW TRAV,XFOB LN-5			
ADD HX FOR 2021-ROBINSON			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000256	PORCH-CO	0	01/15/2021
19001538	SFD-CO	0	12/17/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1315/0744	6/07/2023	WD Q	Q	I	01	210,500
GRANTOR: ROBINSON LEIGH						
GRANTEE: QUIROZ EDMUNDO & GU						
1150/0096	5/07/2020	WD Q	Q	I	01	142,714
GRANTOR: DUANE EVANS, LLC						
GRANTEE: ROBINSON LEIGH						

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	40	9			6.00	100	2020	2020	3	89	1,922	
2	0211	CONCRETE W	0	100	0	0			6.00	100	2020	2020	3	89	433	
3	0955	PRIVACY FE	0	100	0	0			15.00	100	2019	2019	3	96	3,773	
4	0955	PRIVACY FE	0	100	0	0			15.00	100	2020	2020	3	97	1,601	
5	0625	PORT WD UT	0	100	8	10			0.00	100	2021	2021	3	93	0	

BLD DATE		03/29/2021	FRFR	LGL DATE	03/29/2021	FRFR
XF DATE		03/29/2021	FRFR	LAND DATE		03/29/2021
INC DATE				AG DATE		

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2020] W14 PTO=[YR=2020] N3 W3 S3 E3\$ W19 S24 PTR=W15 FUS=[YR=2020] N5 E5 N11 W5 N2 W6 S2 W22 S11 E5 S5 E4 N5 E4 N7 E4 S9 E6 N2 E1 S5 E4\$ E15\$ E17 FOP=[YR=2021] S6 E16 N6 W16\$ E16 N24\$.	

LAND DESCRIPTION																								
TOTAL OB/XF 7,729																								
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	0.50	12,000.00	6,000.00	6,000							