

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				
10	LAMINATED 60				
14	CARPET 40				
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	350	100	2016	350	42,211
BAS	441	100	2016	441	53,186
FOP	88	30	2016	26	3,136
OWH	459	100	2016	459	55,356
PTO	42	5	2016	2	241
TOTALS	1,380			1,278	154,130

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,278	109.2000	129.68	165,731	2016	2016	0	0	7.00	93.00	
1 SINGLE FAM 100% - 2017			Heated Area: 1250			HX Base Yr 2017						

WAKULLA COUNTY PROPERTY				
VALUATION SUMMARY			PAGE 1 of 1	
VALUATION BY		STANDARD		
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE		154,130		
TOTAL MARKET OB/XF VALUE		4,885		
TOTAL LAND VALUE - MARKET		24,000		
TOTAL MARKET VALUE		183,015		
SOH/AGL Deduction		76,387		
ASSESSED VALUE		106,628		
TOTAL EXEMPTION VALUE		HX HB 50,000		
BASE TAXABLE VALUE		56,628		
TOTAL JUST VALUE		183,015		
NCON VALUE		2,595		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		118,954		
5 YR PRCL CK, CHG QUAL FAIR TO AVG,PU XFOBS				
5 YR PRCL CHK, N/C				
ADD HX FOR 2017				
5 YR PRCL CH, PU NEW SFD & XFOB LN 1-2				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
15000141	SFD-CO	0	03/16/2015	
20071451	SFD-EXPIRED	0	10/18/2007	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD	SALE PRICE
0998/0725	5/03/2016	WD Q	I 01	117,000
GRANTOR: SOUTHERN CONSTRUCTION				
GRANTEE: LEWIS TASHEKA				
0967/0059	4/10/2015	CR U	V 11	100
GRANTOR: ALEXANDER DAVID				
GRANTEE: SOUTHERN CONSTRUCTI				
BUILDING NOTES				
BUILDING DIMENSIONS				
BAS=[YR=2016] W14 S25 OWH=[YR=2016] N25 W1 PTO=[YR=2016] N6 W7 S6 E7\$ W18 S9 E1 S16 FOP=[YR=2016] W2 S4 E22 N4 W20\$ BAS=[YR=2016] N16 W1 N9 W17 S25 E18\$ E18\$ E14 N25\$.				

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	25	20			6.00	100	2016	2016	3	72	2,160	
2	0211	CONCRETE W	0	100	10	3			6.00	100	2016	2016	3	72	130	
3	0955	PRIVACY FE	0	0	0	0			15.00	100	2024	2024		100	645	
4	0080	4' CHAINLI	0	0	150	0			13.00	100	2024	2024		100	1,950	

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			100.00	100.00	2.00	LT		1.00	1.00	1.00	12,000.00	12,000.00	24,000								