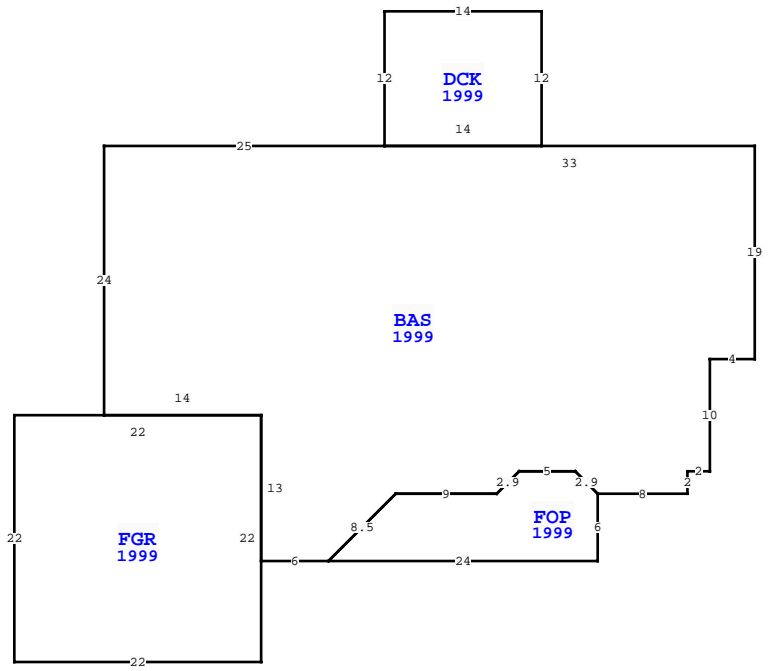


BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Foundation	02	CONCR SLAB	100		
Frame	02	WOOD FRAME	100		
Exterior Wall	05	HARDIE BRD	90		
Exterior Wall	20	FACE BRICK	10		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET	70		
Interior Floo	11	CLAY TILE	30		
Heating Type	13	HEAT PUMP	100		
Air Condition	13	HEAT PUMP	100		
Bedrooms		4	100		
Bathrooms		3	100		
Story Height		0	100		
Stories	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	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,688	100	1999	1,688	181,380
DCK	168	10	1999	17	1,826
FGR	484	50	1999	242	26,003
FOP	140	30	1999	42	4,513
TOTALS	2,480			1,989	213,724

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,989	124.3000	118.08	234,861	1999	2014	0	0	9.00	91.00
1 SINGLE FAM 100% - 2022 Heated Area: 1688 HX Base Yr 2022											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		213,724	
TOTAL MARKET OB/XF VALUE		11,999	
TOTAL LAND VALUE - MARKET		15,000	
TOTAL MARKET VALUE		240,723	
SOH/AGL Deduction		41,244	
ASSESSED VALUE		199,479	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		149,479	
TOTAL JUST VALUE		240,723	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		197,920	
QSTNR RTND W/ SPOUSE SSN			
5 YR PRC CK, CHG EYB ON HOME & XFOB, FENCE LOCKED			
H4 - MAILED QUESTIONNAIRE DUE TO NOTE DATED 1/12/2			
H4- MARRIAGE CERT OR 1332 P 395 NEED SPOUSE SS#			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB23-000313	RE-ROOF CC	0	07/05/2023
2011863	PLUMBING	0	12/20/2011
201142	REMODEL	0	01/21/2011
025398	BLDG	0	07/09/1999
025364	SFD	0	06/28/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1212/0375	6/01/2021	WD	Q	I	01	195,000
GRANTOR: BOHANAN STEVEN E & KA						
GRANTEE: WALSH CARA LYNN						
0869/0328	12/28/2011	WD	Q	I	01	155,000
GRANTOR: SAWYER CORBIN & STACY						
GRANTEE: BOHANAN STEVEN E &						

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	146	11	1,606.00	SF	6.00	6.00	100	1999	1999	3	43	4,143	
2	0955	PRIVACY FE	0	100	0	0	400.00	LF	15.00	15.00	100	1999	1999	3	50	3,000	
3	0090	CHAINLINK	0	100	0	0	360.00	LF	12.00	12.00	100	1999	1999	3	43	1,858	
4	0040	CARPORT FI	0	100	24	12	288.00	SF	12.00	12.00	100	1999	1999	3	74	2,557	
5	0211	CONCRETE W	0	100	57	3	171.00	SF	6.00	6.00	100	1999	1999	3	43	441	
7	0525	UTL BLD <1	0	100	4	4	16.00	SF	0.00	0.00	100	1999	1999	3	43	0	
TOTAL OB/XF															11,999		

LAND DESCRIPTION																								
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	CONSVR
1	000100	C	SFR	100			180.00	200.00	1.00	LT		1.00	1.00	1.00	15,000.00	15,000.00	15,000							