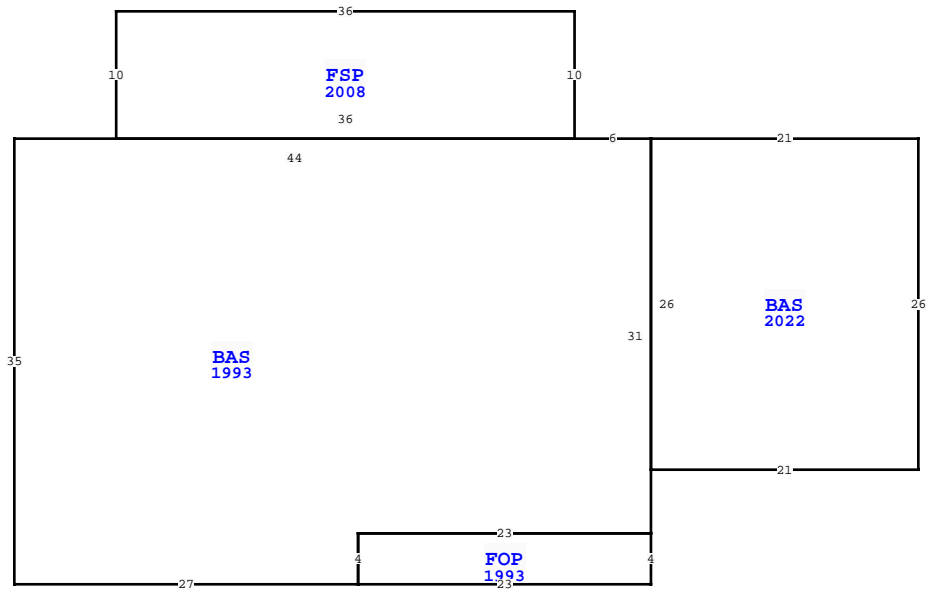




ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
01	WOOD FRAME 100		
02	WOOD FRAME 100		
19	COMMON BRK 100		
03	GABLE/HIP 100		
03	COMP SHNGL 100		
04	PLYWOOD 50		
05	DRYWALL 50		
14	CARPET 100		
04	AIR DUCTED 100		
03	CENTRAL 100		
	5 100		
	3 100		
	0 100		
1.	1. 100		
	0 100		
03	AVERAGE		
0100	SINGLE FAMILY		
3	MKT AREA	10	
000	1.00/		
BAS	1,658	100	1993
BAS	546	100	2022
FOP	92	30	1993
FSP	360	55	2008
TOTALS	2,656		

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		113.05	274,712	1973	1973	0	0	50.00	50.00
Heated Area: 2204 HX Base Yr 2021											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		137,356	
TOTAL MARKET OB/XF VALUE		2,063	
TOTAL LAND VALUE - MARKET		30,000	
TOTAL MARKET VALUE		169,419	
SOH/AGL Deduction		0	
ASSESSED VALUE		169,419	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		119,419	
TOTAL JUST VALUE		169,419	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		172,024	
5 YR PR CL CK, CHG EYB 1973 TO 1993, RENOVATION ,FO			
PRMT CK FR PU NEW TRAV			
VERIFIED 5YR PRCL CK			
5 YR PRCL CH, PU XFOB LN 4			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OBN21-00015	CONVERSION-CC	0	09/30/2021
20001195	REROOF-CO	0	12/18/2020
32547	REROOF	0	10/22/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1187/0120	12/30/2020	WD Q	Q	I	01	195,000
GRANTOR: ROSS LILLIE RENE FKA						
GRANTEE: BALCOM ASHLEY & SW						
1184/0414	12/15/2020	QC U	I	I	30	100
GRANTOR: TONDEE HUNTER ROSS						
GRANTEE: ROSS LILLIE RENE F						

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	16	15			6.00	100	1980	1980	3	20	288	
2	0700	PORT BLDG	0	100	12	10	SF	8.00	8.00	100	2011	2011	3	76	730	
3	0055	PORTABLE C	0	100	27	18	SF	3.00	3.00	100	2013	2013	3	57	831	
4	0940	OPEN SHED	0	100	10	8	SF	4.00	4.00	100	2015	2015	3	67	214	

TOTAL OB/XF											
2,063											

BUILDING NOTES											
BAS=[YR=2022] W21 BAS=[YR=1993] W6 FSP=[YR=2008] N10 W36 S10 E36\$ W44 S35 E27 FOP=[YR=1993] E23 N4 W23 S4\$ N4 E23 N31\$ S26 E21 N26\$.											

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	CONSRV
1	000100	C	SFR	100			138.00	150.00	1.00	LT		1.00	1.00	1.00	15,000.00	15,000.00	15,000							
2	000100	C	SFR	100			139.00	150.00	1.00	LT		1.00	1.00	1.00	15,000.00	15,000.00	15,000							