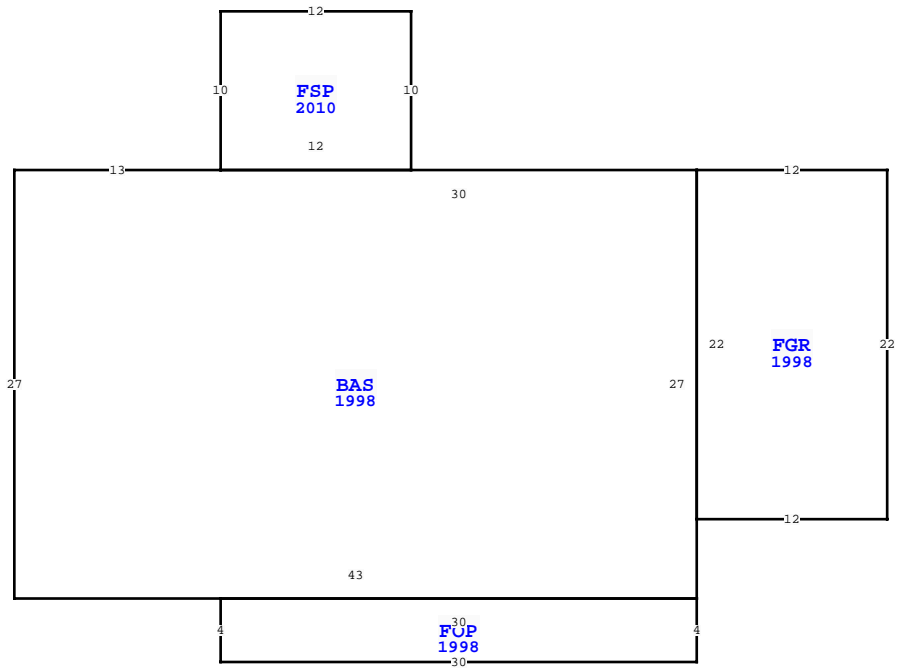




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	02	WOOD FRAME	100
Exterior Wall	05	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	100
Heating Type	13	HEAT PUMP	100
Air Condition	13	HEAT PUMP	100
Bedrooms		3	100
Bathrooms		2	100
Story Height		0	100
Stories	1.	1.	100
Units		0	100
Quality	03	AVERAGE	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM	3	MKT AREA	10
NEIGHBORHOOD/LOC	199.00	1.15/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,161	100	1998
FGR	264	50	1998
FOP	120	30	1998
FSP	120	55	2010
TOTALS	1,665		

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: 1161			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			183,805
TOTAL MARKET OB/XF VALUE			7,667
TOTAL LAND VALUE - MARKET			25,000
TOTAL MARKET VALUE			216,472
SOH/AGL Deduction			71,344
ASSESSED VALUE			145,128
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			95,128
TOTAL JUST VALUE			216,472
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			156,927
5 YR PRCL CK, CHG EYB 1998 TO 2013, XFOBS			
5 YR PRCL CH, CHG FLOORING PU XFOB LN5			
COA PER NCOA REPORT			
ADD HX FOR 2021-CONNELL			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000554	RE-ROOF-CO	0	12/04/2020
024032	N/A	0	08/31/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1185/0550	12/21/2020	WD	Q	I	01	175,000
GRANTOR: MARIA COOPRE & JAMES						
GRANTEE: CONNELL WAYNE						
0658/0563	5/22/2006	WD	Q	I		155,000
GRANTOR: JONES SYLVESTER & LYN						
GRANTEE: MARIA COOPRE & JAME						

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	70	10	700.00	SF	6.00	6.00	100	1998	1998	3	57	2,394	
2	0211	CONCRETE W	0	100	37	3	111.00	SF	6.00	6.00	100	1998	1998	3	57	380	
3	0955	PRIVACY FE	0	100	0	0	466.00	LF	15.00	15.00	100	2012	2012	3	70	4,893	
4	0700	PORT BLDG	0	100	10	10	100.00	SF	0.00	0.00	100	2007	2007	3	68	0	
5	0700	PORT BLDG	0	100	10	8	80.00	SF	0.00	0.00	100	2018	2018	3	90	0	
6	0055	PORTABLE C	0	100	0	0	1.00	SF	0.00	0.00	100	2024	2023		100	0	
TOTALS															1,395	183,805	

BLD DATE		03/22/2021	MMJS	LGL DATE	03/22/2021	MMJS
XF DATE		03/22/2021	MMJS	LAND DATE		03/22/2021
INC DATE				AG DATE		

BUILDING NOTES														
BUILDING DIMENSIONS														
BAS=[YR=1998] W30 FSP=[YR=2010] E12 N10 W12 S10\$ W13 S27 E43														
FOP=[YR=1998] W30 S4 E30 N4\$ N27\$ FGR=[YR=1998] S22 E12 N22 W12\$.														

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	25,000.00	25,000.00	25,000							