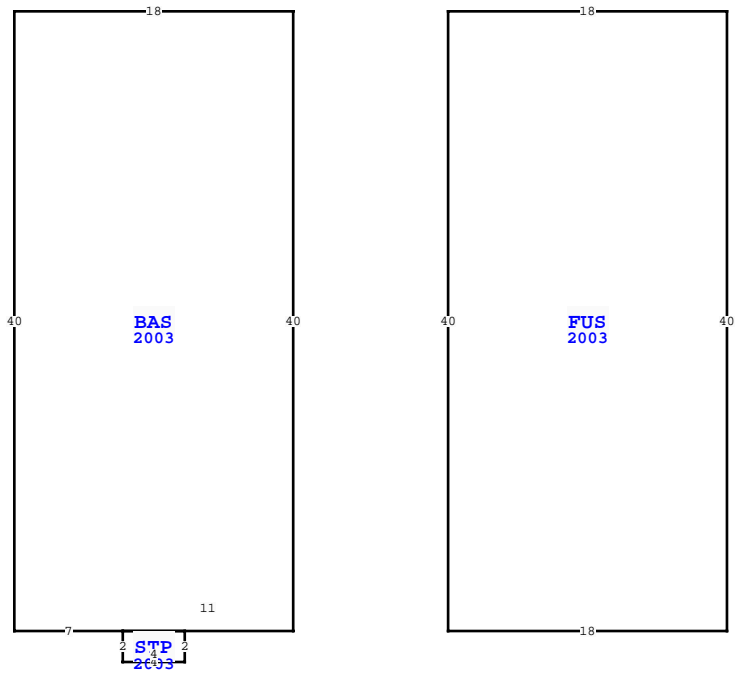




ELEMENT		CD	CONSTRUCTION		
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	100	
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET	70		
Interior Floo	11	CLAY TILE	30		
Heating Type	04	AIR DUCTED	100		
Air Condition	03	CENTRAL	100		
Bedrooms			3	100	
Bathrooms			2.5	100	
Story Height			0	100	
Stories	2.		2.	100	
Units			0	100	
Quality	03	AVERAGE			
DOR CODE	0401 TOWNHOUSE				
MAP NUM	5	MKT AREA	10		
NEIGHBORHOOD/LOC	280.00		0.80/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	2003	720	44,453
FUS	720	100	2003	720	44,453
STP	8	10	2003	1	62
TOTALS	1,448			1,441	88,967

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	TWNHSE	100% - 2022										
			Heated Area: 1440				HX Base Yr 2022					



WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION BY				STANDARD		
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE				88,967		
TOTAL MARKET OB/XF VALUE				0		
TOTAL LAND VALUE - MARKET				30,000		
TOTAL MARKET VALUE				118,967		
SOH/AGL Deduction				21,230		
ASSESSED VALUE				97,737		
TOTAL EXEMPTION VALUE				HX HB 50,000		
BASE TAXABLE VALUE				47,737		
TOTAL JUST VALUE				118,967		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				121,509		
5 YR PRCL CH, N/C						
VERIFY WITH LEON CO THAT HX APP WAS COMPLETED						
WORK WAS COMPLETED IN CLOSING- HE NEEDS TO						
FOR 2019. SPOKE WITH NICK THOUGHT THAT PAPER						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
OB24-000268	RE-ROOF/SHINGLES-		05/01/2024			
15000409	MECH	0	05/11/2015			
31509	ENC PORCH	0	03/15/2004			
30376	TNHSE	0	06/12/2003			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1221/0857	7/30/2021	WD	Q	I	01	100,000
GRANTOR: ROUTA NICHOLAS A						
GRANTEE: MESSER JONATHAN PAU						
0659/0432	5/31/2006	WD	Q	I		127,900
GRANTOR: RUEHL COLLEEN M						
GRANTEE: ROUTA NICHOLAS A.						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2003] W18 S40 E7 STP=[YR=2003] S2 E4 N2 W4\$ E11 N40\$ PTR=E10 FUS=[YR=2003] S40 E18 N40 W18\$ W10\$.						

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

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	000810	C	TOWNHOUSE1	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							