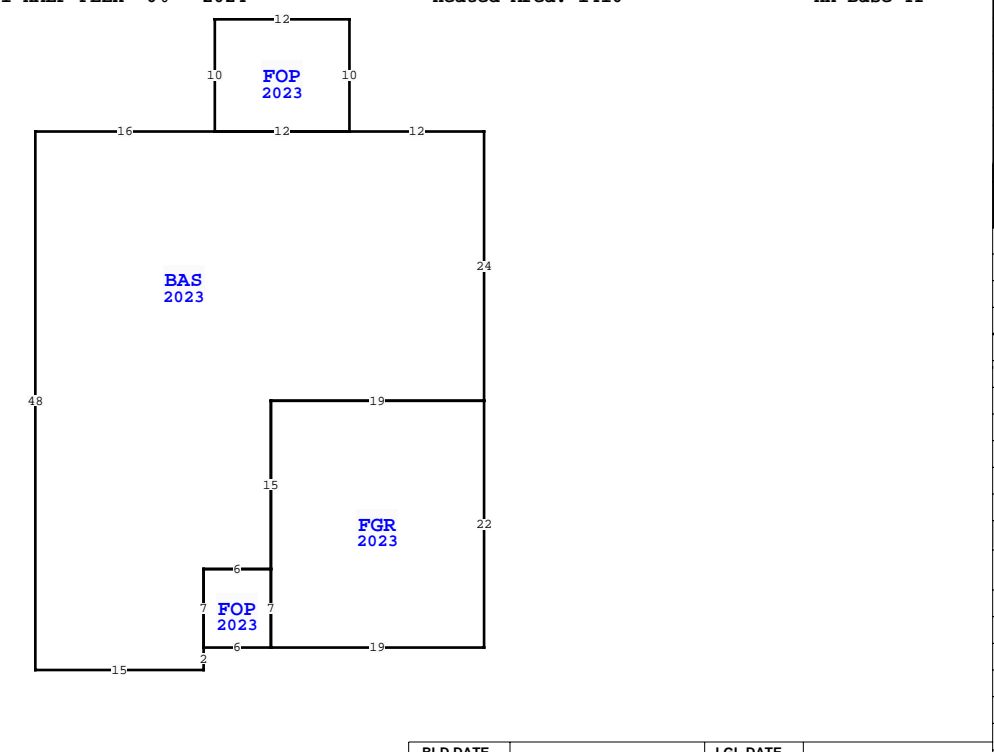


BUILDING CHARACTERISTICS	
ELEMENT	CD
Foundation	02 CONCR SLAB 100
Frame	02 WOOD FRAME 100
Exterior Wall	30 VINYL 90
Exterior Wall	19 COMMON BRK 10
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	07 VYL PLANK 90
Interior Floo	11 CLAY TILE 10
Ceiling	08 8 FT 100
Heating Type	13 HEAT PUMP 100
Air Condition	13 HEAT PUMP 100
Bedrooms	3 100
Bathrooms	2 100
Stories	1. 1. 100
Units	0 100
Condition Adj	12 AVERAGE 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0115	01	1,668	110.6000	99.54	166,033	2023	2023	0	0	0	1.00	99.00		



Quality					
DOR CODE	0401 TOWNHOUSE				
MAP NUM	3 MKT AREA 10				
NEIGHBORHOOD/LOC	306.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,410	100	2023	1,410	138,947
FGR	418	50	2023	209	20,596
FOP	42	30	2023	13	1,281
FOP	120	30	2023	36	3,547
TOTALS	1,990			1,668	164,373

WAKULLA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	164,373			
TOTAL MARKET OB/XF VALUE	4,392			
TOTAL LAND VALUE - MARKET	25,000			
TOTAL MARKET VALUE	193,765			
SOH/AGL Deduction	18,950			
ASSESSED VALUE	174,815			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	174,815			
TOTAL JUST VALUE	193,765			
NCON VALUE	168,765			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	25,000			

5 YR PRCL CK, N/C			
FR PU NCON & XFOBS 7-28-23; LH 12/8/23			
5 YR PRCL CH, N/C			
5 YR PRCL CH, N/C			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000700	SFD-CO	0	08/24/2022
20071478	TNHSE-EXPIRED	0	10/22/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1197/0862	3/12/2021	WD Q	Q	V	05	100,000
GRANTOR: PERSICA DESIGN & CONS						
GRANTEE: REGISTER BROS. INVE						
0650/0692	4/05/2006	WD Q	Q	V	02	192,000
GRANTOR: VISCONTI FRANK						
GRANTEE: PERSICA DESIGN & CO						

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	0	40	17		6.00	100	2024	2023	AV	100	4,080	
2	0211	CONCRETE W	0	0	0	0		6.00	100	2024	2023	AV	100	312	

TOTAL OB/XF		4,392													
BLD DATE															
XF DATE															
INC DATE															
LGL DATE															
LAND DATE		04/18/2017 MMSR													
AG DATE															

BUILDING NOTES	
BAS=[YR=2023;ORIG=0,20] S48 E15 N2 N7 E6 N15 E19 N24 W12 W12 W16 \$	
FOP=[YR=2023;ORIG=15,59] E6 S7 W6 N7 \$	
FGR=[YR=2023;ORIG=21,44] S15 S7 E19 N22 W19 \$	
FOP=[YR=2023;ORIG=16,10] E12 S10 W12 N10 \$	

BUILDING DIMENSIONS	
BAS=[YR=2023;ORIG=0,20] S48 E15 N2 N7 E6 N15 E19 N24 W12 W12 W16 \$	
FOP=[YR=2023;ORIG=15,59] E6 S7 W6 N7 \$	
FGR=[YR=2023;ORIG=21,44] S15 S7 E19 N22 W19 \$	
FOP=[YR=2023;ORIG=16,10] E12 S10 W12 N10 \$	

LAND DESCRIPTION		TOTAL OB/XF 4,392																						
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	0		RTH	26.00	367.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							