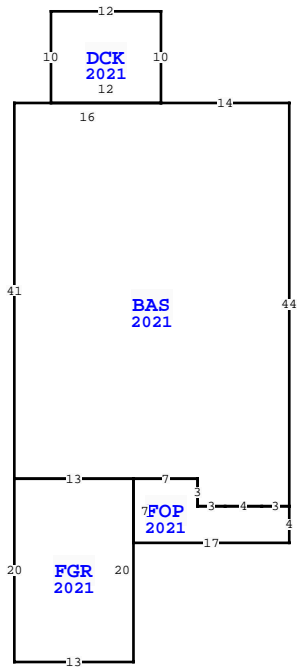




ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
14	CARPET 100				
13	HEAT PUMP 100				
13	HEAT PUMP 100				
	3 100				
	2 100				
1.	1. 100				
	0 100				
03	AVERAGE				
0100	SINGLE FAMILY				
3	MKT AREA	10			
13.00		1.25/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,260	100	2021	1,260	171,563
DCK	120	10	2021	12	1,634
FGR	260	50	2021	130	17,701
FOP	89	30	2021	27	3,676
TOTALS	1,729			1,429	194,574

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,429	117.0000	138.94	198,545	2021	2021	0	0	2.00	98.00
1 SINGLE FAM 100% - 2022			Heated Area: 1260			HX Base Yr 2022					



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		194,574	
TOTAL MARKET OB/XF VALUE		6,676	
TOTAL LAND VALUE - MARKET		30,600	
TOTAL MARKET VALUE		231,850	
SOH/AGL Deduction		72,551	
ASSESSED VALUE		159,299	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		109,299	
TOTAL JUST VALUE		231,850	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		173,902	
5 YR PRCL CK, CHG QUAL FROM FAIR TO AVG			
2022 PORT FROM 00-00-077-014-10508-007			
PU SFD; XFOB PWR 6-10-21; CO 7-06-2021			
5 YR PRCL CH, N/C			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000020	SFD-CO	0	02/25/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1218/0821	7/09/2021	WD Q	Q	I	01	182,900
GRANTOR: WILDE NICHOLAS T						
GRANTEE: RYDER NANCY L						
1112/0065	5/15/2019	WD Q	Q	V	01	1,500
GRANTOR: MCCORD TIMOTHY A						
GRANTEE: WILDE NICHOLAS T						

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	38	13			6.00	100	2021	2021	3	93	2,757	
2	0211	CONCRETE W	0	100	17	4			6.00	100	2021	2021	3	93	379	
3	0211	CONCRETE W	0	100	3	3			6.00	100	2021	2021	3	93	50	
4	0350	BOATDOCK A	0	100	12	10			26.40	100	2021	2021	GD	93	2,946	
5	0375	WOOD WALK	0	100	13	3			15.00	100	2021	2021	3	93	544	
<b>TOTAL OB/XF</b>															6,676	

BUILDING NOTES														
BAS=[YR=2021] W14 DCK=[YR=2021] N10 W12 S10 E12\$ W16 S41														
FGR=[YR=2021] S20 E13 N20 W13\$ E13 FOP=[YR=2021] S7 E17 N4 W3														
W4 W3 N3 W7\$ E7 S3 E3 E4 E3 N44\$.														

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			50.00	200.00	1.00	LT		1.00	1.00	2.00	15,300.00	30,600.00	30,600							