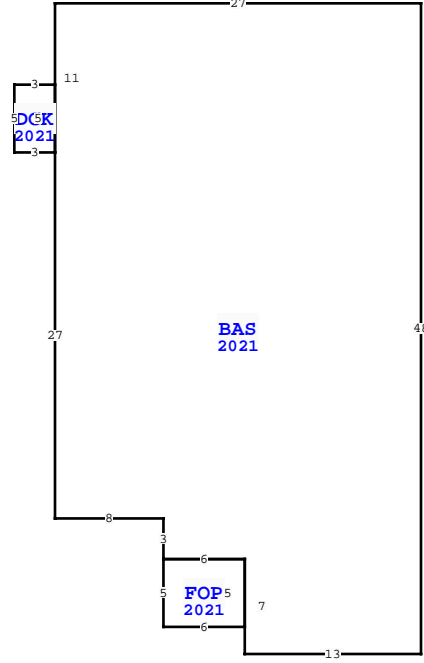


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
07	VYL PLANK 100				
13	HEAT PUMP 100				
13	HEAT PUMP 100				
	3 100				
	2 100				
	0 100				
1.	1. 100				
	0 100				
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	1,174	100	2021	1,174	158,485
DCK	15	10	2021	2	270
FOP	30	30	2021	9	1,215
TOTALS	1,219			1,185	159,969

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,185	116.0000	137.75	163,234	2021	2021	0	0	2.00	98.00
1 SINGLE FAM 100% - 2022 Heated Area: 1174 HX Base Yr 2022											



WAKULLA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			159,969
TOTAL MARKET OB/XF VALUE			3,546
TOTAL LAND VALUE - MARKET			15,300
TOTAL MARKET VALUE			178,815
SOH/AGL Deduction			50,523
ASSESSED VALUE			128,292
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			78,292
TOTAL JUST VALUE			178,815
NCON VALUE			1,604
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			131,127
5 YR PRCL CK, CHG QUAL FROM FAIR TO AVG, PU XFOBS			
PU NEW SFD; XFOB'S CO 9-10-2021 MMLB			
COA PER NCOA REPORT			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
PR21-000005	SFD-CO	0	04/13/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1230/0620	9/24/2021	WD Q	Q	V	01	152,500
GRANTOR: SHIELDS KEITH & PIGOT						
GRANTEE: EDWARDS ALEXANDRIA						
1166/0750	8/28/2020	WD Q	Q	V	05	13,000
GRANTOR: WILDE NICHOLAS T						
GRANTEE: SHIELDS KEITH & PIG						

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	20	16	320.00	SF	6.00	6.00	100	2021	2021	3	93	1,786	
2	0211	CONCRETE W	0	100	7	4	28.00	SF	6.00	6.00	100	2021	2021	3	93	156	
3	0955	PRIVACY FE	0	0	0	0	108.00	LF	15.00	15.00	100	2024	2022		99	1,604	
4	0700	PORT BLDG	0	0	0	0	1.00	SF	0.00	0.00	100	2024	2023		98	0	

BLD DATE		10/01/2021	MMLB	LGL DATE	
XF DATE	10/01/2021	MMLB	LAND DATE	03/09/2019	JB
INC DATE			AG DATE		

BUILDING NOTES	
BAS=[YR=2021] W27 S11 DCK=[YR=2021] N5 W3 S5 E3\$ S27 E8 S3 E6 FOP=[YR=2021] W6 S5 E6 N5\$ S7 E13 N48\$.	

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	100.00	1.00	LT		1.00	1.00	1.00	15,300.00	15,300.00	15,300							