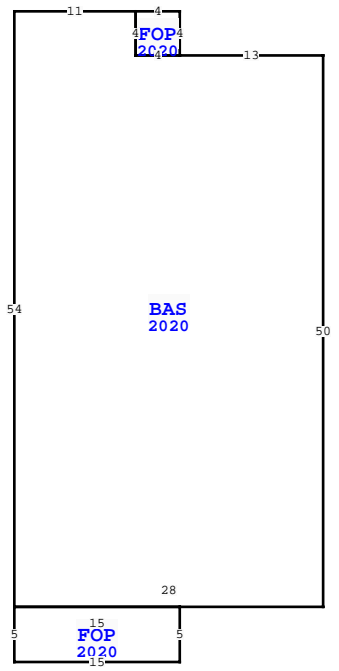




ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
30	VINYL 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
10	LAMINATED 50				
14	CARPET 50				
13	HEAT PUMP 100				
13	HEAT PUMP 100				
	4 100				
	2 100				
	0 100				
1.	1. 100				
	0 100				
08	FAIR				
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	1,444	100	2020	1,444	163,921
FOP	16	30	2020	5	567
FOP	75	30	2020	22	2,498
TOTALS	1,535			1,471	166,986

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,471	98.5500	117.03	172,151	2020	2020	0	0	3.00	97.00		
1 SINGLE FAM 100% - 2021 Heated Area: 1444 HX Base Yr 2021													



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		166,986	
TOTAL MARKET OB/XF VALUE		4,122	
TOTAL LAND VALUE - MARKET		15,300	
TOTAL MARKET VALUE		186,408	
SOH/AGL Deduction		42,245	
ASSESSED VALUE		144,163	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		94,163	
TOTAL JUST VALUE		186,408	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		152,021	
R250126- REINSTATE HX AND CAP, REMOVED IN ERROR			
5 YR PRCL CK, N/C - MORE CH IN FUTURE PAPER			
MEAGAN DOWNER MC OR 1238 P 779			
ADD HX FOR 2021-DOWNER			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000033	SFD-CO	0	01/17/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1237/0379	10/14/2021	WD	U	I	11	100
GRANTOR: DOWNER KYLE						
GRANTEE: DOWNER MEAGAN AKA J						
1153/0405	5/14/2020	WD	Q	I	01	155,900
GRANTOR: JASON WESSINGER CONST						
GRANTEE: DOWNER MEAGAN & KYL						

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	0	0		756.00	SF	6.00	2020	2020	3	89	4,037
2	0211	CONCRETE W	0	100	4	4		16.00	SF	6.00	2020	2020	3	89	85

TOTAL OB/XF									
4,122									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2020] W13 FOP=[YR=2020] N4 W4 S4 E4\$ W4 N4 W11 S54 FOP=[YR=2020] S5 E15 N5 W15\$ E28 N50\$.									

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							