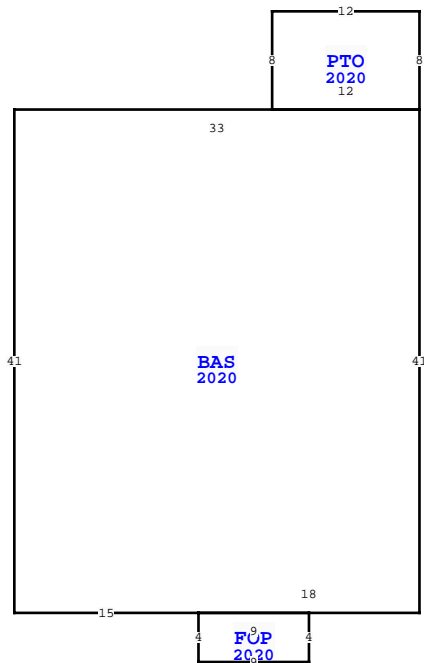


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
30	VINYL 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
07	VYL PLANK 50				
14	CARPET 50				
04	AIR DUCTED 100				
03	CENTRAL 100				
	3 100				
	2 100				
	0 100				
1.	1. 100				
	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	1,353	100	2020	1,353	153,592
FOP	36	30	2020	11	1,248
PTO	96	5	2020	5	567
TOTALS	1,485			1,369	155,408

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,369	98.5500	117.03	160,214	2020	2020	0	0	3.00	97.00	
1 SINGLE FAM 100% - 2021 Heated Area: 1353 HX Base Yr 2021												



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		155,408	
TOTAL MARKET OB/XF VALUE		3,481	
TOTAL LAND VALUE - MARKET		15,300	
TOTAL MARKET VALUE		174,189	
SOH/AGL Deduction		47,068	
ASSESSED VALUE		127,121	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		77,121	
TOTAL JUST VALUE		174,189	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		141,994	
FR AND CT INSP 8-6-24, CH QUAL ADD XF IN FUTURE PA			
H5 - OR 1367 P 723 MARRIAGE RECORD - NEED SPOUSE I			
5 YR PRCL CK, PU XFOB, CHG QUAL FAIR TO AVG			
50% INT FROM 10047-H37			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000049	SFD-CO	0	04/27/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1175/0496	10/23/2020	WD Q	Q	I	01	160,000
GRANTOR: GIBBS INVESTMENTS AND						
GRANTEE: HERNDON WILLIAM T						
1147/0716	4/20/2020	WD U	V	V	30	20,800
GRANTOR: GIBBS REALTY CORPORAT						
GRANTEE: GIBBS INVESTMENTS A						

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	616.00	SF	6.00	6.00	100	2020	2020	3	89	3,289			
2	0211	CONCRETE W	0	100	12	3	36.00	SF	6.00	6.00	100	2020	2020	3	89	192			
3	0700	PORT BLDG	0	0	8	16	128.00	SF	0.00	0.00	100	2024	2024		100	0			
TOTALS													1,369	155,408					

BLD DATE				10/21/2020	FRJT	LGL DATE	03/09/2019	JB
XF DATE				10/21/2020	FRJT	LAND DATE		
INC DATE						AG DATE		

BUILDING NOTES												
BUILDING DIMENSIONS												
PTO=[YR=2020] W12 S8 E12 BAS=[YR=2020] W33 S41 E15												
FOP=[YR=2020] S4 E9 N4 W9\$ E18 N41\$ N8\$.												

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								