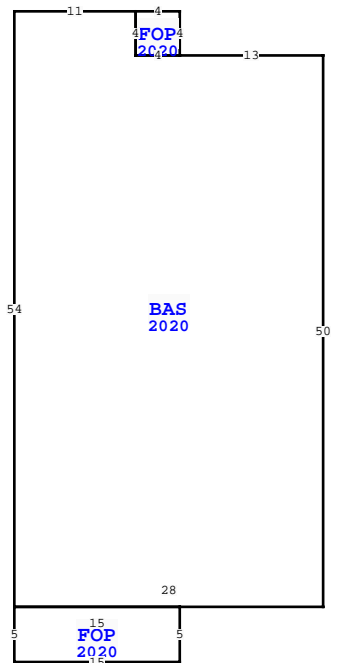




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	10	LAMINATED 100
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 100
Bedrooms		4 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
Quality	08	FAIR
DOR CODE	0100	SINGLE FAMILY
MAP NUM	3	MKT AREA 10
NEIGHBORHOOD/LOC	13.00	1.25/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,444	100
FOP	16	30
FOP	75	30
TOTALS	1,535	

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
1	SINGLE FAM	0%	- 0		169,783	2020	2020	0	0	3.00	97.00	Heated Area: 1444 HX Base Yr		



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			164,690
TOTAL MARKET OB/XF VALUE			6,594
TOTAL LAND VALUE - MARKET			15,300
TOTAL MARKET VALUE			186,584
SOH/AGL Deduction			18,671
ASSESSED VALUE			167,913
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			167,913
TOTAL JUST VALUE			186,584
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			152,648
5 YR PRCL CK, (FP - CH QUAL FROM FAIR TO AVG, REMO			
5 YR PRCL CH, PU NEW SFD & XFOB LN 1-4			
5 YR PRCL CH, N/C			
CORR ST ADD.PER COA FORM 256-461-7579			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001027	SFD-CO	0	07/19/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1140/0495	2/10/2020	WD Q	Q	V	01	155,900
GRANTOR: JASON WESSINGER CONST						
GRANTEE: DAVIS ERIC S & DORE						
0983/0074	10/15/2015	WD Q	Q	V	01	3,000
GRANTOR: ANGLERS CONSTRUCTION						
GRANTEE: JASON WESSINGER CON						

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	0	0	716.00	SF	6.00	6.00	100	2020	2020	3	89	3,823	
2	0211	CONCRETE W	0	0	4	4	16.00	SF	6.00	6.00	100	2020	2020	3	89	85	
3	0700	PORT BLDG	0	0	8	12	96.00	SF	8.00	8.00	100	2020	2020	3	94	722	
4	0955	PRIVACY FE	0	0	0	0	135.00	LF	15.00	15.00	100	2020	2020	3	97	1,964	

TOTAL OB/XF														
6,594														

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																								
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			50.00	100.00	1.00	LT		1.00	1.00	1.00	15,300.00	15,300.00	15,300							