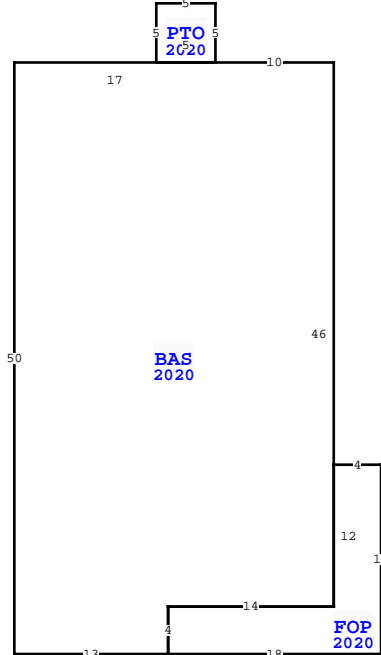


ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	30	VINYL	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	10	LAMINATED	50		
Interior Floor	14	CARPET	50		
Heating Type	04	AIR DUCTED	100		
Air Condition	03	CENTRAL	100		
Bedrooms				3	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,294	100	2020	1,294	146,894
FOP	120	30	2020	36	4,087
PTO	25	5	2020	1	113
TOTALS	1,439			1,331	151,094

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,331	98.5500	117.03	155,767	2020	2020	0	0	3.00	97.00
1 SINGLE FAM 100% - 2021 Heated Area: 1294 HX Base Yr 2021											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			151,094
TOTAL MARKET OB/XF VALUE			3,952
TOTAL LAND VALUE - MARKET			15,300
TOTAL MARKET VALUE			170,346
SOH/AGL Deduction			39,234
ASSESSED VALUE			131,112
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			81,112
TOTAL JUST VALUE			170,346
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			138,999
5 YR PRCL CK, CHG QUAL FAIR TO AVG, PU XFOB - FUTU			
ADD HX FOR 2021-ROWLAND			
5 YR PRCL CH, PU NEW SFD & XFOB LN 1-2			
5 YR PRCL CH, NC			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001383	SFD-CO	0	10/18/2019
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD SALE PRICE
1149/0796	5/05/2020	WD Q	V / 01 153,900
GRANTOR: SOUTHERN CONSTRUCTION			
GRANTEE: ROWLAND RANDI LEE			
1110/0616	5/17/2019	WD Q	V / 01 5,500
GRANTOR: WILLIS CHARLES G & RO			
GRANTEE: SOUTHERN CONSTRUCTION			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=2020] W10 PTO=[YR=2020] N5 W5 S5 E5\$ W17 S50 E13 FOP=[YR=2020] E18 N16 W4 S12 W14 S4\$ N4 E14 N46\$.			

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	696.00	SF	6.00	6.00	100	2020	2020	3	89	3,717	
2	0211	CONCRETE W	0	100	11	44.00	SF	6.00	6.00	100	2020	2020	3	89	235	
TOTALS																

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							