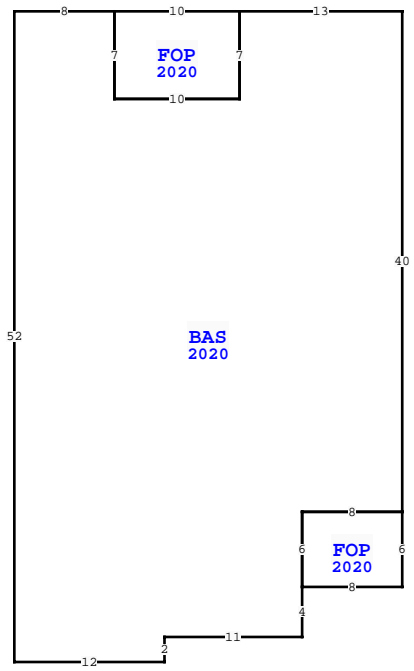


ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	30	VINYL	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	07	VYL PLANK	50		
Interior Floo	14	CARPET	50		
Heating Type	04	AIR DUCTED	100		
Air Condition	03	CENTRAL	100		
Bedrooms		2	100		
Bathrooms		3	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	1,424	100	2020	1,424	163,129
FOP	48	30	2020	14	1,603
FOP	70	30	2020	21	2,406
TOTALS	1,542			1,459	167,139

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2021		172,308	2020	2020	0	0	3.00	97.00
					Heated Area: 1424			HX Base Yr 2021			



WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE		167,139			
TOTAL MARKET OB/XF VALUE		6,946			
TOTAL LAND VALUE - MARKET		15,300			
TOTAL MARKET VALUE		189,385			
SOH/AGL Deduction		42,010			
ASSESSED VALUE		147,375			
TOTAL EXEMPTION VALUE		50,000		HX HB	
BASE TAXABLE VALUE		97,375			
TOTAL JUST VALUE		189,385			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		155,006			
5 YR PRCL CK, CHG QUAL FAIR TO AVG					
CORRECT USE CODE TO 000100 SFR					
ADD HX & PORT FOR 2021- KIGHT					
EMLD LEON CO FOR PORT INFO /KIGHT					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
20000751	SFD-CO	0	08/19/2020		
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V / I /	RSN CD	SALE PRICE
1185/0045	12/17/2020	WD Q	Q I	01	169,000
GRANTOR: GOLDEN CONSTRUCTION C					
GRANTEE: KIGHT PATRICIA L					
1142/0841	3/06/2020	WD Q	V	05	130,000
GRANTOR: TIDEWATER INVESTMENTS					
GRANTEE: GOLDEN CONSTRUCTION					
BUILDING NOTES					
BUILDING DIMENSIONS					
BAS=[YR=2020] W13 FOP=[YR=2020] W10 S7 E10 N7\$ S7 W10 N7 W8 S52 E12 N2 E11 N4 FOP=[YR=2020] E8 N6 W8 S6\$ N6 E8 N40\$.					

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	100	2020	2020	3	89	4,037	
2	0211	CONCRETE W	0	100	17	4			68.00	100	2020	2020	3	89	363	
3	0955	PRIVACY FE	0	100	0	0			175.00	100	2020	2020	3	97	2,546	
TOTALS															6,946	

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	DPHT 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							