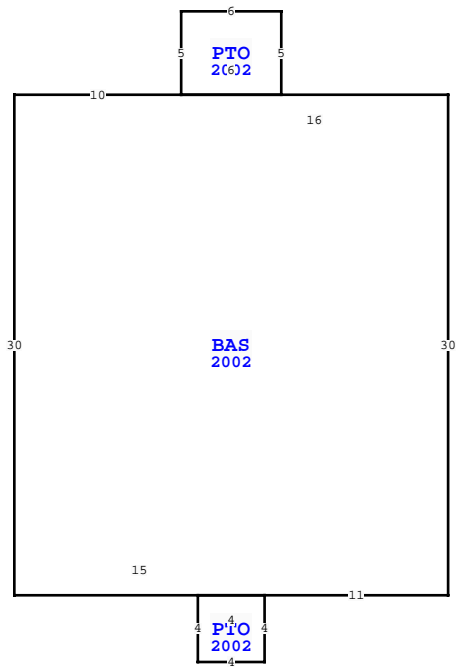


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
03	CONCR STEM 100				
02	WOOD FRAME 100				
30	VINYL 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
07	VYL PLANK 50				
14	CARPET 50				
13	HEAT PUMP 100				
13	HEAT PUMP 100				
	2 100				
	1 100				
	0 100				
1.	1. 100				
	0 100				
03	AVERAGE				
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	780	100	2002	780	89,854
PTO	16	5	2002	1	115
PTO	30	5	2002	2	231
TOTALS	826			783	90,199

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	783	111.5000	132.41	103,677	2002	2010	0	0	13.00	87.00	
1 SINGLE FAM			100% - 2023	Heated Area: 780			HX Base Yr 2023					



WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY		STANDARD				
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE		90,199				
TOTAL MARKET OB/XF VALUE		4,500				
TOTAL LAND VALUE - MARKET		15,300				
TOTAL MARKET VALUE		109,999				
SOH/AGL Deduction		24,152				
ASSESSED VALUE		85,847				
TOTAL EXEMPTION VALUE		50,000		HX HB		
BASE TAXABLE VALUE		35,847				
TOTAL JUST VALUE		109,999				
NCON VALUE		2,250				
INCOME VALUE						
PREVIOUS YEAR MKT VALUE		81,162				
5 YR PRCL CK, CHG QUAL FAIR TO AVG, PU/DEMO XFOBS						
PRMT CK FR DRS WIN						
SALES CH						
INCR EYB 2002-2006 PRMT B21-000714						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
21000857	REPL 2 DOORS 5 WI	0	08/23/2021			
21000857	RE-ROOF-CC	0	08/23/2021			
21000714	RE-ROOF-CO	0	07/08/2021			
16000990	MECH	0	10/06/2016			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1250/0185	2/03/2022	WD Q	Q	I	01	130,000
GRANTOR: ESTES INVESTMENT PROP						
GRANTEE: NEWLON ALEXANDER						
1219/0223	7/15/2021	CT U	I	11		72,100
GRANTOR: PHARR WILLIAM THOMAS						
GRANTEE: ESTES INVESTMENT PR						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2002] W16 PTO=[YR=2002] E6 N5 W6 S5 W10 S30 E15						
PTO=[YR=2002] W4 S4 E4 N4\$ E11 N30\$.						

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	30	20	600.00	SF	6.00	6.00	100	2002	2002	3	20	720		
3	0210	CONCRETE D	0	100	15	20	300.00	SF	6.00	6.00	100	2019	2019	3	85	1,530		
4	0955	PRIVACY FE	0	0	0	0	150.00	LF	15.00	15.00	100	2024	2024		100	2,250		
TOTALS													826			783	90,199	

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								