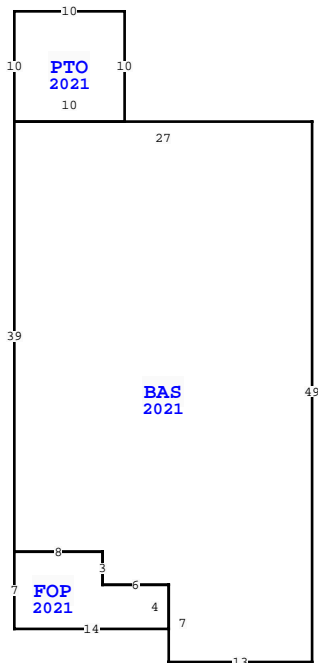


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
30	VINYL 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
07	VYL PLANK 80				
11	CLAY TILE 20				
13	HEAT PUMP 100				
13	HEAT PUMP 100				
	3 100				
	2 100				
	0 100				
1.	1. 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	1,201	100	2021	1,201	158,775
FOP	80	30	2021	24	3,173
PTO	100	5	2021	5	662
TOTALS	1,381			1,230	162,608

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% - 2022		134.90	165,927	2021	2021	0	0	2.00	98.00
Heated Area: 1201			HX Base Yr 2022								



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			162,608
TOTAL MARKET OB/XF VALUE			3,801
TOTAL LAND VALUE - MARKET			15,300
TOTAL MARKET VALUE			181,709
SOH/AGL Deduction			74,210
ASSESSED VALUE			107,499
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			57,499
TOTAL JUST VALUE			181,709
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			135,000
5 YR PRCL CK, CHG QUAL FROM FAIR TO AVG. COULD NOT			
2022 HX PORT			
PU NEW SFD; XFOB'S CO 6-4-2021 MMLB			
5 YR PRCL CK, PU XFOB LN 1			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000014	SFD-CO	0	01/15/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V	I / I	RSN CD	SALE PRICE
1214/0794	6/16/2021	WD Q	Q	I	01	156,900
GRANTOR: PAFFORD PROPERTIES &						
GRANTEE: WRIGHT JAMES EDWARD						
1160/0617	7/17/2020	WD Q	V		05	18,000
GRANTOR: ODIORNE SHARON						
GRANTEE: PAFFORD PROPERTIES						

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	0955	PRIVACY FE	0	100	0	0			15.00	100	2021	2021	3	98	1,926	
2	0211	CONCRETE W	0	100	8	5			6.00	100	2021	2021	3	93	223	
3	0210	CONCRETE D	0	100	37	8			6.00	100	2021	2021	3	93	1,652	
4	0700	PORT BLDG	0	100	8	6			0.00	100	2001	2001	3	58	0	

BLD DATE		06/16/2021	MMLB	LGL DATE	
XF DATE	06/16/2021	MMLB	LAND DATE	03/09/2019	JB
INC DATE			AG DATE		

BUILDING NOTES	
BAS=[YR=2021] W27 PTO=[YR=2021] E10 N10 W10 S10\$ S39 E8 S3 E6 FOP=[YR=2021] W6 N3 W8 S7 E14 N4\$ S7 E13 N49 \$.	

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							