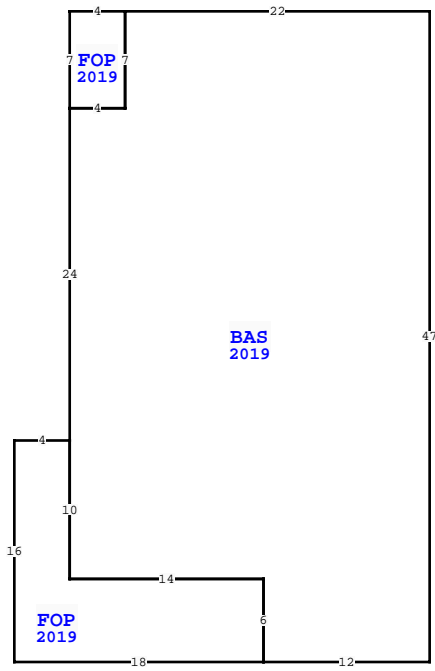


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
30	VINYL 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
08	SHT VINYL 50				
14	CARPET 50				
13	HEAT PUMP 100				
13	HEAT PUMP 100				
	3 100				
	2 100				
	0 100				
1.	1. 100				
	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	1,110	100	2019	1,110	140,457
FOP	28	30	2019	8	1,012
FOP	148	30	2019	44	5,568
TOTALS	1,286			1,162	147,036

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,162	111.0000	131.81	153,163	2019	2019	0	0	4.00	96.00
1 SINGLE FAM 100% - 2020 Heated Area: 1110 HX Base Yr 2020											



WAKULLA COUNTY PROPERTY				
VALUATION SUMMARY			PAGE 1 of 1	
VALUATION BY		STANDARD		
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE		147,036		
TOTAL MARKET OB/XF VALUE		6,446		
TOTAL LAND VALUE - MARKET		15,300		
TOTAL MARKET VALUE		168,782		
SOH/AGL Deduction		53,421		
ASSESSED VALUE		115,361		
TOTAL EXEMPTION VALUE		50,000		
BASE TAXABLE VALUE		65,361		
TOTAL JUST VALUE		168,782		
NCON VALUE		2,794		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		123,636		
5 YR PRCL CK, PU XFOB, CHG QUAL FROM FAIR TO AVG				
COA AND C/O PER WAK TCO				
5 YR PRCL CH, N/C				
ADD HX FOR 2020- DIXON				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
18001285	SFD-CO	0	12/07/2018	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD	SALE PRICE
1122/0795	8/30/2019	WD U	I 17	79,500
GRANTOR: HABITAT FOR HUMANITY				
GRANTEE: DIXON JAMES JR & QU				
0957/0177	11/21/2014	WD U	V 17	5,000
GRANTOR: REILLY BEVERLY FKA LY				
GRANTEE: HABITAT FOR HUMANIT				
BUILDING NOTES				
BUILDING DIMENSIONS				
BAS=[YR=2019] W22 FOP=[YR=2019] W4 S7 E4 N7\$ S7 W4 S24 FOP=[YR=2019] W4 S16 E18 N6 W14 N10\$ S10 E14 S6 E12 N47\$.				

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			700.00	SF	6.00	100	2019	2019	3	85	3,570
2	0211	CONCRETE W	0	100	4	4			16.00	SF	6.00	100	2019	2019	3	85	82
3	0955	PRIVACY FE	0	0	0	0			192.00	LF	15.00	100	2024	2020		97	2,794
TOTALS															6,446		

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							