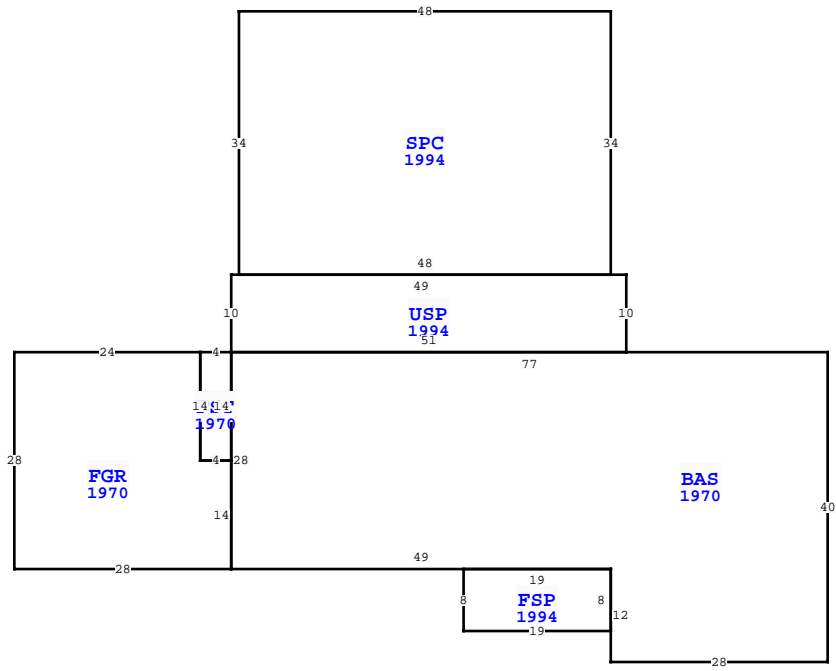


ELEMENT		CD	CONSTRUCTION
Foundation	02	CONCR	SLAB 100
Frame	02	WOOD	FRAME 100
Exterior Wall	19	COMMON	BRK 100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	15	HARDTILE	30
Heating Type	04	AIR DUCTED	100
Air Condition	03	CENTRAL	100
Bedrooms			3 100
Bathrooms			2.5 100
Story Height			0 100
Stories	1.		1. 100
Units			0 100
Quality	07		GOOD
DOR CODE	0100	SINGLE FAMILY	
MAP NUM	4	MKT AREA	08
NEIGHBORHOOD/LOC	000	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,492	100	1970
FGR	728	50	1970
FSP	152	55	1994
FST	56	55	1970
SPC	1,632	20	1994
USP	510	40	1994
TOTALS	5,570		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	3,501	138.5750	131.65	460,907	1970	2005	0	0	18.00	82.00		
1 SINGLE FAM 100% - 2021 Heated Area: 2492 HX Base Yr 2021													



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		377,944	
TOTAL MARKET OB/XF VALUE		22,830	
TOTAL LAND VALUE - MARKET		28,125	
TOTAL MARKET VALUE		428,899	
SOH/AGL Deduction		64,745	
ASSESSED VALUE		364,154	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		314,154	
TOTAL JUST VALUE		428,899	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		425,376	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
OBN21-00013	SOLAR SYSTEM-CC	0	05/28/2021
17000021	REROOF-CO	0	01/06/2017
17000014	WINDOWS	0	01/04/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1185/0026	12/18/2020	WD	Q	I	01	394,000

BUILDING NOTES						
GRANTOR: CARTER RICHARD BYRAN						
GRANTEE: LYNCH BRANDON WILLI						
1012/0667	9/29/2016	WD	Q	I	01	175,000
GRANTOR: TWEEDIE KIRK & TWEEDI						
GRANTEE: CARTER RICHARD BYRA						

BUILDING DIMENSIONS													
BAS=[YR=1970] W77 USP=[YR=1994] E51 N10 W2 SPC=[YR=1994] N34 W48 S34 E48\$ W49 S10\$ FST=[YR=1970] W4 S14 E4 FGR=[YR=1970] W4 N14 W24 S28 E28 N14\$ N14\$ S28 E49 FSP=[YR=1994] W19 S8 E19 N8\$ S12 E28 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	0140	FIRE PLACE	0	100	0	0	1.00	UT	1,900.00	1,900.00	100	1980	1980	3	20	380
2	0220	POOL VINYL	0	100	36	18	648.00	SF	60.00	60.00	100	1980	1980	3	40	15,552
3	0700	PORT BLDG	0	100	16	12	192.00	SF	8.00	8.00	100	2008	2008	3	70	1,075
4	1450	SOLAR PANE	0	100	0	0	36.00	UT	0.00	0.00	100	2021	2021	3	93	0
5	0730	FINISHED O	0	100	14	20	280.00	SF	14.00	14.00	100	2020	2020	3	94	3,685
6	0140	FIRE PLACE	0	100	0	0	1.00	UT	1,900.00	1,900.00	100	2020	2020	3	94	1,786
7	0211	CONCRETE W	0	100	6	7	42.00	SF	6.00	6.00	100	2020	2020	3	89	224
8	0211	CONCRETE W	0	100	4	6	24.00	SF	6.00	6.00	100	2020	2020	3	89	128

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						
1	000100	C	SFR	100			0.00	0.00	3.75	AC		1.00	1.00	1.00	7,500.00	7,500.00	28,125							