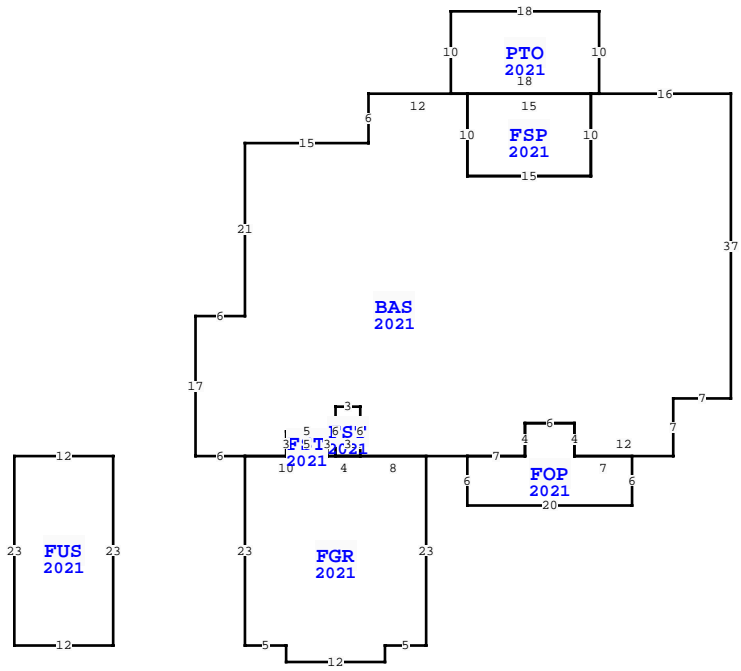


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 90				
11	AVERAGE 10				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
07	VYL PLANK 50				
11	CLAY TILE 50				
13	HEAT PUMP 100				
13	HEAT PUMP 100				
	Bedrooms	4	100		
	Bathrooms	3	100		
	Story Height	0	100		
1.5	Stories	1.5	100		
	Units	0	100		
03	AVERAGE				
0100	SINGLE FAMILY				
5	MKT AREA		08		
137.00	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,385	100	2021	2,385	266,219
FGR	530	50	2021	265	29,580
FOP	144	30	2021	43	4,800
FSP	150	55	2021	82	9,153
FST	15	55	2021	8	893
FUS	18	55	2021	10	1,116
FUS	276	100	2021	276	30,807
PTO	180	5	2021	9	1,005
TOTALS	3,698			3,078	343,572

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,078	119.9000	113.90	350,584	2021	2021	0	0	2.00	98.00	
1 SINGLE FAM 100% - 2022 Heated Area: 2661 HX Base Yr 2022												



WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE				343,572	
TOTAL MARKET OB/XF VALUE				11,953	
TOTAL LAND VALUE - MARKET				55,000	
TOTAL MARKET VALUE				410,525	
SOH/AGL Deduction				34,147	
ASSESSED VALUE				376,378	
TOTAL EXEMPTION VALUE				HX HB 50,000	
BASE TAXABLE VALUE				326,378	
TOTAL JUST VALUE				410,525	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				409,671	
2022 PORT FROM FRANKLIN - PATEL - ADD HX					
PU SFD; XFOB PWR 6-1-21; CO 07/06/2021					
ADDRESS ADDED PER PERMIT					
5 YR PRCL CH, N/C					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
20001176	SFD-CO	0	12/28/2020		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1223/0685	7/27/2021	WD	U	I	11	100
GRANTOR: BRIDGEWATER BUILDERS,						
GRANTEE: PATEL SEJAL & AJAY						
1182/0543	12/07/2020	WD	Q	V	01	38,900
GRANTOR: YUHAS JOSEPH						
GRANTEE: BRIDGEWATER BUILDER						

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			1,870.00	100	2021	2021	3	93	10,435	
2	0211	CONCRETE W	0	100	68	4			272.00	100	2021	2021	3	93	1,518	

BUILDING NOTES												
BLD DATE 07/16/2021 FRLH LGL DATE 07/16/2021 FRLH												
XF DATE 07/16/2021 FRLH LND DATE 07/16/2021 FRLH												
INC DATE												

BUILDING DIMENSIONS												
BAS=[YR=2021] W16 PTO=[YR=2021] N10 W18 S10 E18\$ W1												
FSP=[YR=2021] W15 S10 E15 N10\$ S10 W15 N10 W12 S6 W15 S21 W6												
S17 PTR=W10 FUS=[YR=2021] S23 W12 N23 E12\$ E10\$ E6												
FGR=[YR=2021] S23 E5 S2 E12 N2 E5 N23 W8 FST=[YR=2021] N6 W3												
S6 E3\$ W4 FST=[YR=2021] N3 W5 S3 E5\$ W10\$ E27 FOP=[YR=2021]												
S6 E20 N6 W7 N4 W6 S4 W7\$ E7 N4 E6 S4 E12 N7 E7 N37\$.												

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000								