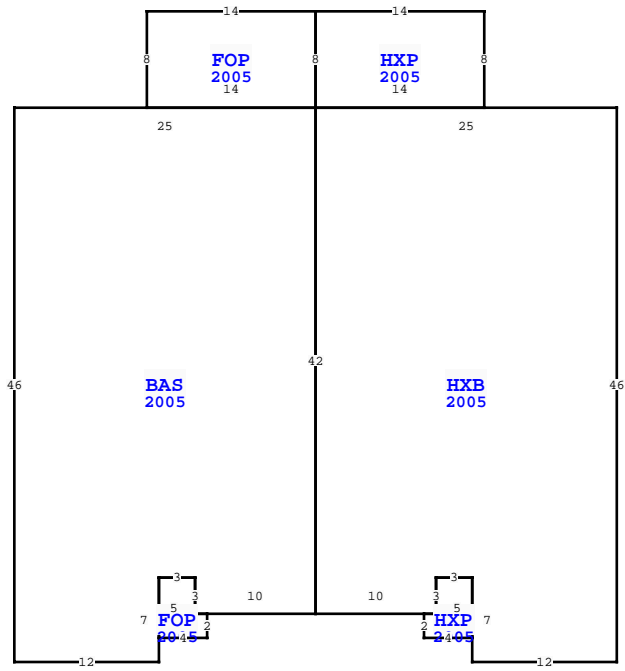


ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	20	FACE	BRICK	50	
Exterior Wall	30	VINYL	50		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL	100		
Interior Floo	07	VYL	PLANK	70	
Interior Floo	14	CARPET	30		
Heating Type	04	AIR	DUCTED	100	
Air Condition	03	CENTRAL	100		
Bedrooms		4	100		
Bathrooms		4	100		
Story Height		0	100		
RMS		0	100		
Units		2	100		
Quality	03	AVERAGE			
DOR CODE	0801	<10 MULTI-FAM			
MAP NUM	5	MKT AREA	10		
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,089	100	2005	1,089	89,351
FOP	17	30	2005	5	410
FOP	112	30	2005	34	2,790
HXB	1,089	100	2005	1,089	89,351
HXP	17	30	2005	5	410
HXP	112	30	2005	34	2,790
TOTALS	2,436			2,256	185,103

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0810	03	2,256	111.1760	100.06	225,735	2005	2009	0	0	18.00	82.00
3 DUPLEX <10 100% - 2021 Heated Area: 2178 HX Base Yr 2021											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			185,103
TOTAL MARKET OB/XF VALUE			251
TOTAL LAND VALUE - MARKET			30,000
TOTAL MARKET VALUE			215,354
SOH/AGL Deduction			80,143
ASSESSED VALUE			135,211
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			85,211
TOTAL JUST VALUE			215,354
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			217,234
EB DUPLEX 1/2 RENTED REMOVE PROTECTION ON 1/2			
MM 5 YR CK, CH EXW.			
INCR EYB 2007-2009 HVAC-CC 6-2022			
INCR EYB 2005-2007 PRMT B21-000804			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000617	HVAC-CC	0	06/21/2022
21000804	MECH-CC	0	08/05/2021
327363	DUPLEX	0	11/29/2004
32738	DUPLEX	0	11/29/2004
020513	N/A	0	01/10/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1177/0744	10/30/2020	WD	Q	I	01	230,000
GRANTOR: WCH LLC						
GRANTEE: ERISMAN RAFE JARRET						
0565/0773	11/10/2004	WD	U	I		100
GRANTOR: HARDEN						
GRANTEE: WCH, LLC						

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
3	0211	CONCRETE W	0	100	0	0			6.00	100	2005	2005	3	24	251	

BUILDING NOTES			
BLD DATE 04/28/2017 MMJT LGL DATE 04/28/2017 MMJT			
XF DATE 04/28/2017 MMJT LAND DATE 04/28/2017 MMJT			
INC DATE AG DATE			

BUILDING DIMENSIONS			
HXB=[YR=2005] W25 HXP=[YR=2005] E14 N8 W14 S8\$ S42			
BAS=[YR=2005] N42 FOP=[YR=2005] N8 W14 S8 E14\$ W25 S46 E12			
N7 E3 S3 FOP=[YR=2005] N3 W3 S5 E4 N2 W1\$ E10\$ E10 N3 E3			
HXP=[YR=2005] W3 S3 W1 S2 E4 N5\$ S7 E12 N46\$.			

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	000800	C	MULTI-FAM	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							