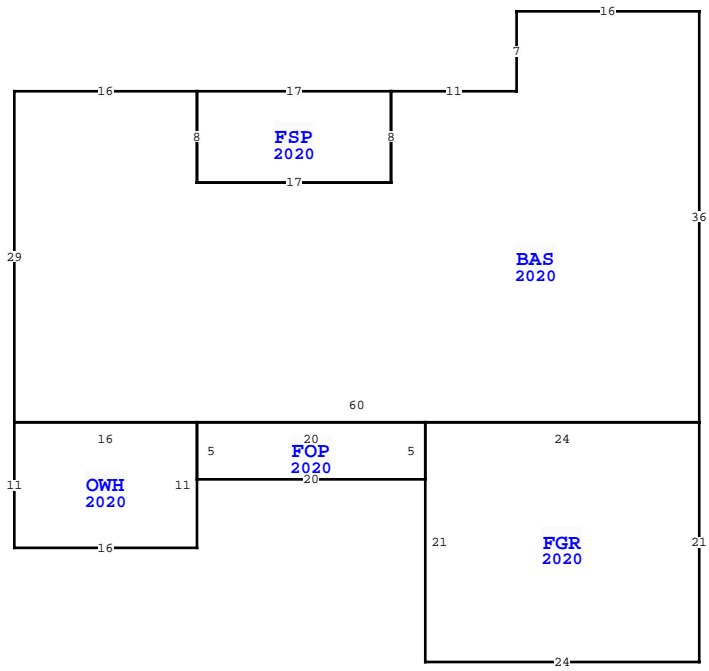


BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Foundation	02	CONCR SLAB 100			
Frame	02	WOOD FRAME 100			
Exterior Wall	05	HARDIE BRD 90			
Exterior Wall	11	AVERAGE 10			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	12	HARDWOOD 60			
Interior Floo	14	CARPET 40			
Heating Type	04	AIR DUCTED 100			
Air Condition	03	CENTRAL 100			
Bedrooms		4 100			
Bathrooms		2 100			
Story Height		0 100			
Stories	1.	1. 100			
Units		0 100			
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	5	MKT AREA 10			
NEIGHBORHOOD/LOC	349.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,716	100	2020	1,716	184,529
FGR	504	50	2020	252	27,099
FOP	100	30	2020	30	3,226
FSP	136	55	2020	75	8,066
OWH	176	100	2020	176	18,926
TOTALS	2,632			2,249	241,844

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%	- 2023									
			Heated Area: 1892				HX Base Yr 2023					



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		241,844	
TOTAL MARKET OB/XF VALUE		12,829	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		319,673	
SOH/AGL Deduction		2,797	
ASSESSED VALUE		316,876	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		266,876	
TOTAL JUST VALUE		319,673	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		307,647	
5 YR PRCL CH, PU NEW SFD & XFOB LN 1-4			
5 YR PRCL CH, N/C			
5 YR PRCL CH, N/C			
5 YR PRCL CK, N/C			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001117	SFD-CO	0	08/05/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1204/0772	4/21/2021	WD Q	Q	I	01	297,900
GRANTOR: WRIGHT THERESA						
GRANTEE: BROWN STERLING A &						
1146/0161	4/03/2020	WD Q	Q	I	01	259,900
GRANTOR: M & R CONSTRUCTION &						
GRANTEE: WRIGHT THERESA						

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	88	12			6.00	100	2020	2020	3	89	5,639	
2	0211	CONCRETE W	0	100	64	3			6.00	100	2020	2020	3	89	1,025	
3	0955	PRIVACY FE	0	100	64	3			15.00	100	2020	2020	3	97	3,041	
4	0210	CONCRETE D	0	100	0	0			6.00	100	2020	2020	3	89	3,124	

TOTAL OB/XF												
12,829												
BLD DATE	06/04/2020	MMJT	LGL DATE	01/16/2007	JBHC							
XF DATE	06/04/2020	MMJT	LAND DATE									
INC DATE			AG DATE									

BUILDING NOTES												
BAS=[YR=2020] W16 S7 W11 S8 W17 N8 FSP=[YR=2020] S8 E17 N8 W17\$ W16 S29 OWH=[YR=2020] S11 E16 N11 FOP=[YR=2020] S5 E20 N5 FGR=[YR=2020] S21 E24 N21 W24 \$ W20\$ W16\$ E60 N36\$.												

LAND DESCRIPTION																								
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	65,000.00	65,000.00	65,000							