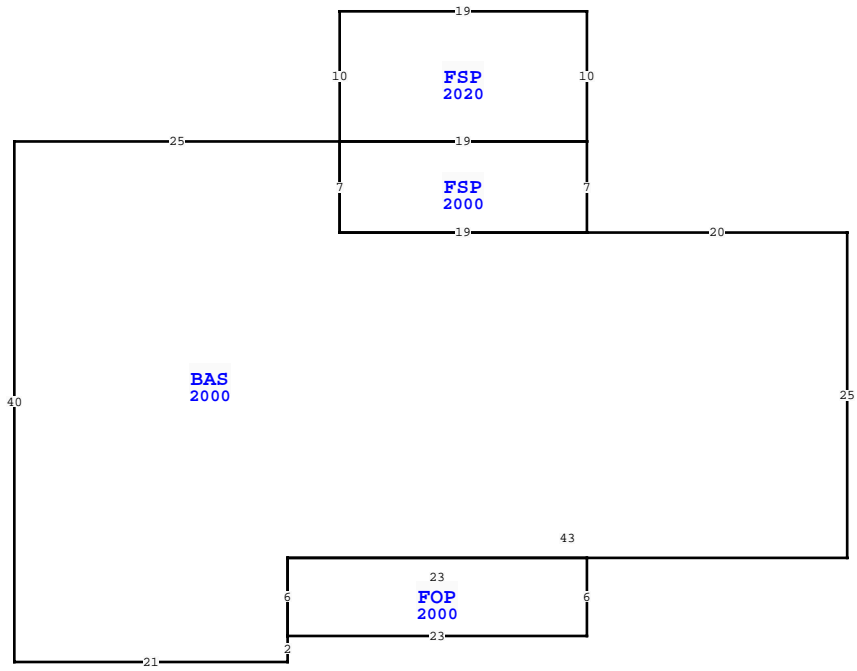


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 70				
19	COMMON BRK 30				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
08	SHT VINYL 50				
14	CARPET 50				
04	AIR DUCTED 100				
03	CENTRAL 100				
	Bedrooms	4	100		
	Bathrooms	2	100		
	Story Height	0	100		
1.	1. 100				
	Units	0	100		
03	AVERAGE				
0100	SINGLE FAMILY				
1	MKT AREA		07		
125.00	1.05/				
	TOTAL GROSS AREA				
	PCT OF BASE				
	YEAR				
	TOT ADJ AREA				
	SUBAREA MARKET VALUE				
BAS	1,943	100	2000	1,943	180,548
FOP	138	30	2000	41	3,810
FSP	133	55	2000	73	6,783
FSP	190	55	2020	104	9,664
TOTALS	2,404			2,161	200,806

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% - 2020										Heated Area: 1943	HX Base Yr 2020



WAKULLA COUNTY PROPERTY				PAGE 1 of 1	2	
VALUATION SUMMARY						
VALUATION BY		STANDARD				
Tax Group: 2		Tax Dist:				
BUILDING MARKET VALUE		200,806				
TOTAL MARKET OB/XF VALUE		2,727				
TOTAL LAND VALUE - MARKET		15,000				
TOTAL MARKET VALUE		218,533				
SOH/AGL Deduction		7,197				
ASSESSED VALUE		211,336				
TOTAL EXEMPTION VALUE		HX HB 50,000				
BASE TAXABLE VALUE		161,336				
TOTAL JUST VALUE		218,533				
NCON VALUE		0				
INCOME VALUE		0				
PREVIOUS YEAR MKT VALUE		220,459				
5 YR PRCL CK, CHG TRAV.						
NEED SPOUSE INFO FOR HX						
MAR CERT SHANNON CHERIE SOKOL OR 1146 P 617						
ADD HX FOR 2020-FRANCESCHI						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
B24-000400	REMODEL KITCHEN-C		04/25/2024			
21000490	RE-ROOF SHINGLES	0	09/15/2021			
20000623	SCREEN PORCH-CO	0	07/17/2020			
028013	DCK	0	07/24/2001			
027922	UD UTL	0	06/24/2001			
027273	SFD	0	12/15/2000			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1126/0404	9/27/2019	WD	Q	I	01	196,000
GRANTOR: HOPPER-SEDAM PATRICIA						
GRANTEE: FRANCESCHI SEAN						
0894/0113	11/13/2012	WD	U	I	12	151,500
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: HOPPER-SEDAM PATRIC						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2000] W20 FSP=[YR=2000] N7 FSP=[YR=2020] N10 W19 S10 E19\$ W19 S7 E19 \$ W19 N7 W25 S40 E21 N2 FOP=[YR=2000] E23 N6 W23 S6 \$ N6 E43 N25 \$.						

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			6.00	100	2000	2000	3	20	1,502	
2	0700	PORT BLDG	0	100	10	20			8.00	100	2001	2001	3	58	928	
3	0060	DECK WOOD	0	100	16	8			5.00	100	2001	2001	3	20	128	
4	0211	CONCRETE W	0	100	23	3			6.00	100	2000	2000	3	20	83	
5	0211	CONCRETE W	0	100	10	4			6.00	100	2000	2000	3	20	48	
6	0211	CONCRETE W	0	100	8	4			6.00	100	2000	2000	3	20	38	
TOTALS														2,727		

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	15,000.00	15,000.00	15,000							