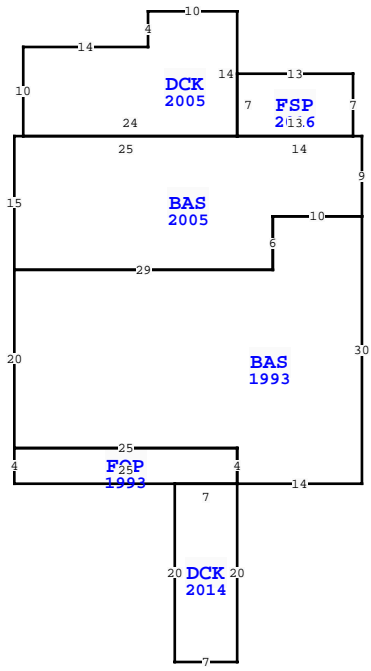




BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Foundation	01	WOOD FRAME 100			
Frame	30	WOOD FRAME 100			
Exterior Wall	02	VINYL 80			
Exterior Wall	04	SINGLE SID 20			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	06	CUST PANEL 90			
Interior Wall	05	DRYWALL 10			
Interior Floor	12	HARDWOOD 90			
Interior Floor	14	CARPET 10			
Heating Type	04	AIR DUCTED 100			
Air Condition	03	CENTRAL 100			
Bedrooms		2 100			
Bathrooms		2 100			
Story Height		0 100			
Stories	1.	1. 100			
Units		0 100			
Kitchen	GD	GOOD 100			
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	5	MKT AREA 02			
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	896	100	1993	896	95,666
BAS	525	100	2005	525	56,055
DCK	280	10	2005	28	2,990
DCK	140	10	2014	14	1,495
FOP	100	30	1993	30	3,203
FSP	91	55	2016	50	5,339
TOTALS	2,032			1,543	164,747

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% - 2022			205,805	1958	2004	0	0	19.95	80.05
Heated Area: 1421 HX Base Yr 2022											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		164,747	
TOTAL MARKET OB/XF VALUE		12,024	
TOTAL LAND VALUE - MARKET		70,000	
TOTAL MARKET VALUE		246,771	
SOH/AGL Deduction		0	
ASSESSED VALUE		246,771	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		196,771	
TOTAL JUST VALUE		246,771	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		249,520	
MM 5 YR CK PU RENOV INCR EYB 2004 +/- XFOB			
8-9, CORR EXW, BEDS, BATHS, PU CORR TRAV			
5 YR PRCL CH, CHG CODE XFOB LN 4, PU XFOB LN			
TALL, FL. REMOVE HX PER NOTES FROM 2015			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000305	REROOF-CO	0	08/09/2018
2006493	REPAIR DOCK	0	03/16/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1220/0121	7/16/2021	WD	Q	I	01	329,000
GRANTOR: COOPER W W						
GRANTEE: MEADOR SHERRI SPARK						
0176/0448	4/01/1991	WD	U	I		42,000
GRANTOR:						
GRANTEE:						

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	0055	PORTABLE C	0 100	20 14	280.00	SF	3.00	3.00	100	2003	2003	3	21	176	
2	0820	SEAWALL, WO	0 100	0 0	52.00	LF	34.00	34.00	100	1980	1980	3	20	354	
3	0350	BOATDOCK A	0 100	23 31	713.00	SF	26.40	26.40	100	2006	2006	GD	27	5,082	
4	0610	VINYL UTL	0 100	7 6	42.00	SF	6.00	6.00	100	2014	2014	3	62	156	
5	0210	CONCRETE D	0 100	42 18	756.00	SF	6.00	6.00	100	2007	2007	3	30	1,361	
6	0211	CONCRETE W	0 100	19 4	76.00	SF	6.00	6.00	100	2007	2007	3	30	137	
7	0810	UNFINISH S	0 100	18 11	198.00	SF	19.00	19.00	100	2014	2014	3	82	3,085	
8	0375	WOOD WALK	0 100	23 5	115.00	SF	15.00	15.00	100	2022	2022	3	97	1,673	

TOTAL OB/XF											
12,024											

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2005] W14 FSP=[YR=2016] E13 N7 W13 S7\$ DCK=[YR=2005] N14 W10 S4 W14 S10 E24\$ W25 S15 E29 N6 E10 BAS=[YR=1993] W10 S6 W29 S20 E25 S4 FOP=[YR=1993] N4 W25 S4 E25\$ DCK=[YR=2014] W7 S20 E7 N20\$ E14 N30 \$ N9\$.											

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	000132	C	SFR RIVER	100			50.00	100.00	1.00	LT		1.00	1.00	1.00	70,000.00	70,000.00	70,000							