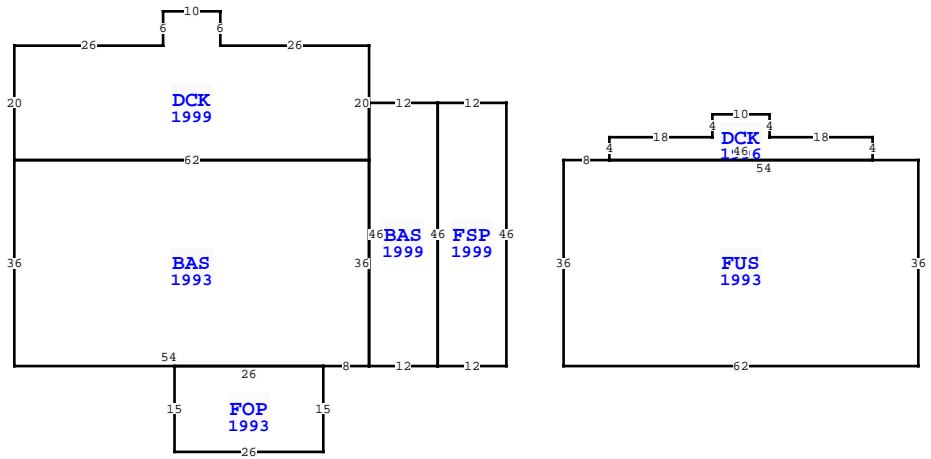




ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	30	WOOD	FRAME	100	
Exterior Wall	02	VINYL	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	12	MODULAR	MT	100	
Interior Wall	05	DRYWALL	100		
Interior Floor	12	HARDWOOD	50		
Interior Floor	14	CARPET	50		
Heating Type	04	AIR DUCTED	100		
Air Condition	03	CENTRAL	100		
Bedrooms		4	100		
Bathrooms		3	100		
Story Height		0	100		
Stories	2.	2.	100		
Units		0	100		
Quality	07	GOOD			
DOR CODE	0100	SINGLE	FAMILY		
MAP NUM	4	MKT AREA		03	
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,232	100	1993	2,232	157,993
BAS	552	100	1999	552	39,074
DCK	224	10	1996	22	1,557
DCK	1,300	10	1999	130	9,202
FOP	390	30	1993	117	8,282
FSP	552	55	1999	304	21,519
FUS	2,232	100	1993	2,232	157,993
TOTALS	7,482			5,589	395,620

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%	- 1997		638,096	1955	1985	0	0	38.00	62.00	Heated Area: 5016 HX Base Yr 1997	



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		395,620	
TOTAL MARKET OB/XF VALUE		25,655	
TOTAL LAND VALUE - MARKET		496,925	
TOTAL MARKET VALUE		918,200	
SOH/AGL Deduction		441,407	
ASSESSED VALUE		476,793	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		426,793	
TOTAL JUST VALUE		918,200	
NCON VALUE		1,282	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		925,203	
5 YR CK DEMO XFOB LINE 14-17 PU XFOB LINE 18 CORRE			
2022 AG REMOVED NO RETURN CARD			
2021 AG RENEWAL RECD			
SF LN 4, DELE LN 6, CORR LN 9, PU LNS 15&17			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2005928	BOATHOUSE/LIFT	0	07/07/2005
025568	ADDIT	0	08/24/1999
021881	N/A	0	02/13/1997
021199	N/A	0	07/22/1996
021165	N/A	0	07/20/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0576/0218	1/24/2005	WD	U	I		100
GRANTOR: BROWN W STEVEN						
GRANTEE: BROWN						
0276/0897	6/11/1996	WD	Q	I		250,000
GRANTOR: BROWN W STEVEN						
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	0209	CONCRETE P	0	100	0	0		8.00	8.00	100	1989	1989	3	20	3,744	
2	0150	FIRE PLACE	0	100	0	0		2,500.00	2,500.00	100	1989	1989	3	46	1,150	
3	0375	WOOD WALK	0	100	4	195		15.00	15.00	100	1996	1996	3	20	2,340	
4	0350	BOATDOCK A	0	100	24	8		26.40	26.40	100	1996	1996	GD	20	1,859	
5	0225	POOL, FIBER	0	100	12	30		50.00	50.00	100	1996	1996	AV	20	3,600	
6	0007	ELECTRIC L	0	100	0	0		7,500.00	7,500.00	100	2005	2005	3	24	1,800	
7	0940	OPEN SHED	0	100	15	30		4.00	4.00	100	1997	1997	3	20	360	
8	0060	DECK WOOD	0	100	0	0		5.00	5.00	100	1997	1997	3	20	2,120	
9	0125	MTL/VYL AC	0	100	0	0		19.00	19.00	100	2000	2000	3	20	775	
10	0320	BOAT HOUSE	0	100	24	18		20.00	20.00	100	2005	2005	3	24	2,074	

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	DPTH 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			0.00	0.00	3.00	LT		1.00	1.00	1.00	70,000.00	70,000.00	210,000							
2	000000	C	VAC RES	100			639.00	200.00	1.00	LT		1.00	1.00	2.00	70,000.00	140,000.00	140,000							
3	000000	C	VAC RES	100			0.00	0.00	10.00	LT		1.00	1.00	0.60	12,000.00	7,200.00	72,000							
4	009905	C	ACREAGE	100			0.00	0.00	9.99	AC		1.00	1.00	1.00	7,500.00	7,500.00	74,925							

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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			0.00	0.00	3.00	LT		1.00	1.00	1.00	70,000.00	70,000.00	210,000							
2	000000	C	VAC RES	100			639.00	200.00	1.00	LT		1.00	1.00	2.00	70,000.00	140,000.00	140,000							
3	000000	C	VAC RES	100			0.00	0.00	10.00	LT		1.00	1.00	0.60	12,000.00	7,200.00	72,000							
4	009905	C	ACREAGE	100			0.00	0.00	9.99	AC		1.00	1.00	1.00	7,500.00	7,500.00	74,925							

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	DPTH 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			0.00	0.00	3.00	LT		1.00	1.00	1.00	70,000.00	70,000.00	210,000							
2	000000	C	VAC RES	100			639.00	200.00	1.00	LT		1.00	1.00	2.00	70,000.00	140,000.00	140,000							
3	000000	C	VAC RES	100			0.00	0.00	10.00	LT		1.00	1.00	0.60	12,000.00	7,200.00	72,000							
4	009905	C	ACREAGE	100			0.00	0.00	9.99	AC		1.00	1.00	1.00	7,500.00	7,500.00	74,925							

BUILDING NOTES													
BUILDING DIMENSIONS													
FSP=[YR=1999] W12 S46 BAS=[YR=1999] N46 W12 S46 BAS=[YR=1993] N36 W62 DCK=[YR=1999] E62 N20 W26 N6 W10 S6 W26 S20\$ S36 E54 FOP=[YR=1993] W26 S15 E26 N15\$ E8\$ E12\$ E12 PTR= E10FUS=[YR=1993] E62 N36 W54 DCK=[YR=1996] E46 N4 W18 N4 W10 S4 W18 S4\$ W8 S36\$ W10\$ N46\$.													

