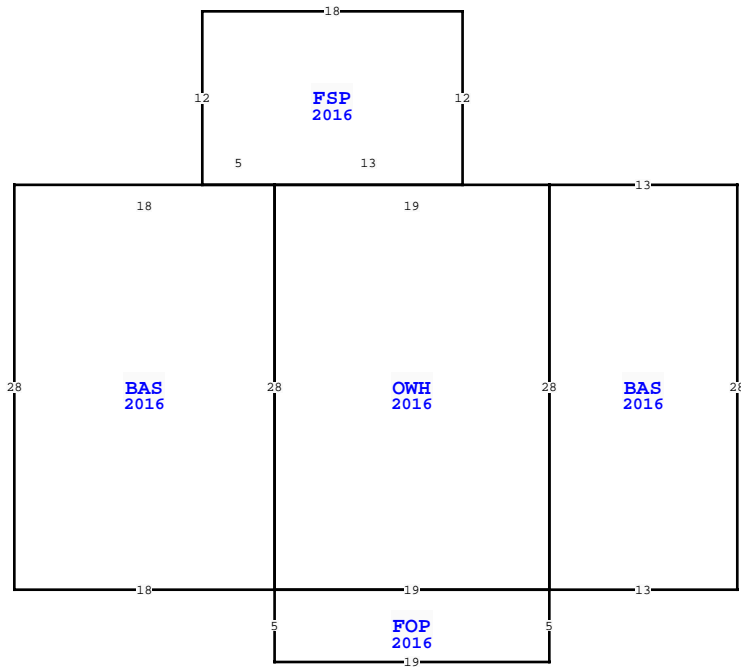


ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	100	
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL	100		
Interior Floor	12	HARDWOOD	60		
Interior Floor	14	CARPET	40		
Heating Type	04	AIR DUCTED	100		
Air Condition	03	CENTRAL	100		
Bedrooms				3	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	2	MKT AREA		01	
NEIGHBORHOOD/LOC	383.00	1.35/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	364	100	2016	364	51,577
BAS	504	100	2016	504	71,414
FOP	95	30	2016	28	3,967
FSP	216	55	2016	119	16,862
OWH	532	100	2016	532	75,382
TOTALS	1,711			1,547	219,202

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%	- 2024								
Heated Area: 1400						HX Base Yr 2024					



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			219,202
TOTAL MARKET OB/XF VALUE			39,670
TOTAL LAND VALUE - MARKET			45,000
TOTAL MARKET VALUE			303,872
SOH/AGL Deduction			0
ASSESSED VALUE			303,872
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			253,872
TOTAL JUST VALUE			303,872
NCON VALUE			294
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			308,133
MM 5YR CK PU XFOB	5/31/2023		
5 YR PRCL CH, PU XFOB LN	2-5		
5 YR PRCL CH, PU NEW SFD & XFOB LN	1		
1.84 AC S/O FROM PRCL 04299 001			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001215	SWIMMING POOL-CO	0	09/28/2017
16000021	SFD-CO	0	01/14/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1176/0222	8/28/2020	QC	U	I	30	100
GRANTOR: KORNBROKE BRIGETTE EI						
GRANTEE: KORNBROKE BENJAMIN						
1000/0375	5/09/2016	WD	Q	I	01	178,900
GRANTOR: BCB FLP 1, LLC						
GRANTEE: KORNBROKE BENJAMIN						

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	0955	PRIVACY FE	0	100	0	150.00	LF	20.25	20.25	100	2016	2016	3	87	2,643	
2	0220	POOL VINYL	0	100	32	512.00	SF	81.00	81.00	100	2017	2017	3	76	31,519	
3	0211	CONCRETE W	0	100	0	640.00	SF	8.10	8.10	100	2017	2017	3	76	3,940	
4	0211	CONCRETE W	0	100	37	111.00	SF	8.10	8.10	100	2017	2017	3	76	683	
5	0625	PORT WD UT	0	100	12	96.00	SF	8.10	8.10	100	2017	2017	3	76	591	
6	0940	OPEN SHED	0	100	8	64.00	SF	5.40	5.40	100	2024	2019	AV	85	294	
TOTALS															39,670	

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	45,000.00	45,000.00	45,000							