

BUILDING CHARACTERISTICS					
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 Floo	11	CLAY TILE 60			
Interior Floo	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	2015	364	54,116
BAS	476	100	2015	476	70,768
FOP	100	30	2015	30	4,460
OWH	560	100	2015	560	83,256
PTO	320	5	2015	16	2,379
TOTALS	1,820			1,446	214,980

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%	- 2016									
Heated Area: 1400						HX Base Yr 2016						

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			214,980
TOTAL MARKET OB/XF VALUE			1,115
TOTAL LAND VALUE - MARKET			45,000
TOTAL MARKET VALUE			261,095
SOH/AGL Deduction			108,051
ASSESSED VALUE			153,044
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			103,044
TOTAL JUST VALUE			261,095
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			263,294
MM, 5 YR CK, NC.			
5 YR PRCL CK, PU XFOB LN 1			
ADD HX FOR 2016			
5 YR PRCL CH, PU NEW SFD			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
15000312	SFD-CO	0	04/28/2015
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD
0978/0876	8/20/2015	WD Q	I 01
GRANTOR: BCB FLP 1 LLC		SALE PRICE	
GRANTEE: BRIDGES ASHLEY		165,000	
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=2015] W17 PTO=[YR=2015] E6 N16 W20 S16 E14\$ S28			
OWH=[YR=2015] N28 W20 S28 BAS=[YR=2015] N28 W13 S28 E13\$			
FOP=[YR=2015] S5 E20 N5 W20\$ E20\$ E17 N28\$.			

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	0700	PORT BLDG	0	100	12	10		SF	10.80	100	2016	2016	3	86	1,115	

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	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								