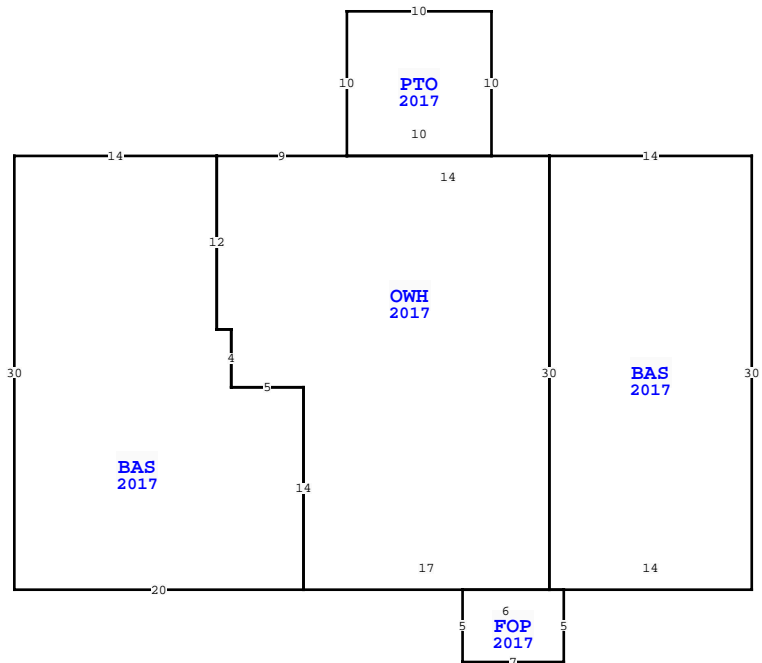




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	VYL PLANK 60
Interior Floo	14	CARPET 40
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100

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%	- 2018									
				Heated Area: 1530				HX Base Yr 2018				



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	420	100	2017	420	57,317
BAS	508	100	2017	508	69,326
FOP	35	30	2017	10	1,365
OWH	602	100	2017	602	82,154
PTO	100	5	2017	5	682
TOTALS	1,665			1,545	210,845

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		210,845	
TOTAL MARKET OB/XF VALUE		1,885	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		257,730	
SOH/AGL Deduction		85,496	
ASSESSED VALUE		172,234	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		122,234	
TOTAL JUST VALUE		257,730	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		260,130	
MM 5YR CK - PU XFOBS			
ADD HX /2018/BROWN			
5 YR PRCL CH, PU NEW SFD			
SUB CREATED FROM PRCL 000-04299-001			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
16001018	SFD-CO	0	10/20/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1031/0228	4/06/2017	WD Q	Q	I	01	194,000
GRANTOR: BCB FLP 1						
GRANTEE: BROWN EDWARD J & BA						

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	98.00	LF	20.25	20.25	100	2018	2018	3	95	1,885	
2	0700	PORT BLDG	0	100	14	140.00	SF	0.00	0.00	100	2020	2020	3	94	0	

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2017] W14 S30 FOP=[YR=2017] W6 S5 E7 N5 W1\$			
OWH=[YR=2017] N30 W14 PTO=[YR=2017] E10 N10 W10 S10\$ W9 S12			
E1 S4 E5 S14 BAS=[YR=2017] N14 W5 N4 W1 N12 W14 S30 E20\$ E17\$ E14 N30\$.			

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							