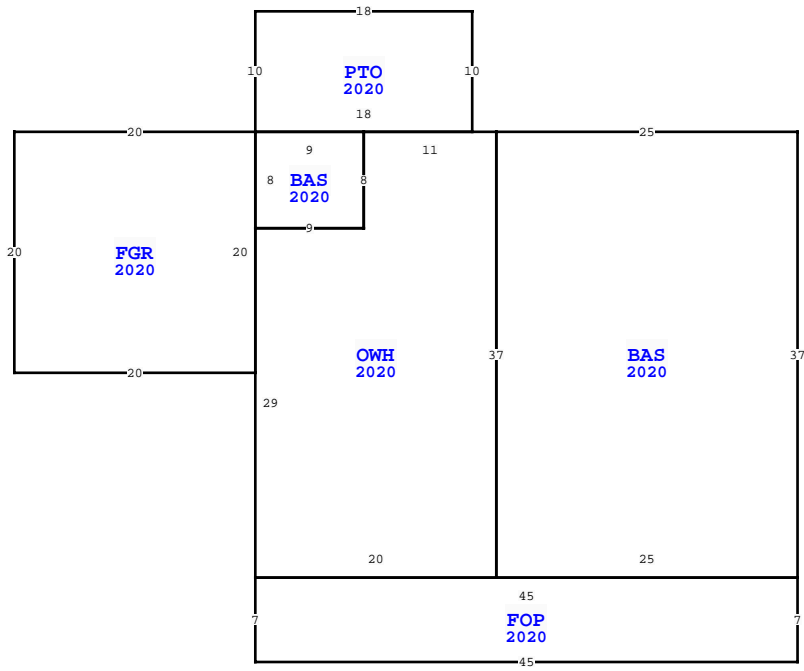




ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
07	VYL PLANK 70				
14	CARPET 30				
04	AIR DUCTED 100				
03	CENTRAL 100				
	3 100				
	2 100				
	0 100				
1.	1. 100				
	0 100				
03	AVERAGE				
0100	SINGLE FAMILY				
2	MKT AREA	01			
000	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	72	100	2020	72	7,424
BAS	925	100	2020	925	95,378
FGR	400	50	2020	200	20,622
FOP	315	30	2020	94	9,692
OWH	668	100	2020	668	68,878
PTO	180	5	2020	9	928
TOTALS	2,560			1,968	202,922

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,968	111.9000	106.30	209,198	2020	2020	0	0	0	3.00	97.00	
1 SINGLE FAM 100% - 2021 Heated Area: 1665 HX Base Yr 2021													



WAKULLA COUNTY PROPERTY				
VALUATION SUMMARY			PAGE 1 of 1	
VALUATION BY		STANDARD		
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE		202,922		
TOTAL MARKET OB/XF VALUE		10,680		
TOTAL LAND VALUE - MARKET		82,350		
TOTAL MARKET VALUE		295,952		
SOH/AGL Deduction		84,734		
ASSESSED VALUE		211,218		
TOTAL EXEMPTION VALUE		HX HB 50,000		
BASE TAXABLE VALUE		161,218		
TOTAL JUST VALUE		295,952		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		298,638		
ADD HX &PORT FOR 2021- ASBELL				
EMLD LEON CO FOR PORT INFO-ASBELL				
5 YR PRCL CK, PU NEW SFD & XFOB LN 1				
2019 AG RENEWAL REC'D				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
19001164	SFD-CO	0	08/16/2019	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q U / V I / RSN CD	SALE PRICE
1141/0628	2/21/2020	WD Q	I 01	261,500
GRANTOR: BCB FLP 1 LLC				
GRANTEE: ASBELL TONYA				
BUILDING NOTES				
BUILDING DIMENSIONS				
BAS=[YR=2020] W25 S37 E25 FOP=[YR=2020] W45 OWH=[YR=2020] E20 N37 W11 S8 W9 BAS=[YR=2020] E9 N8 W9 PTO=[YR=2020] E18 N10 W18 S10\$ FGR=[YR=2020] W20 S20 E20 N20\$ S8\$ S29\$ S7 E45 N7\$ N37\$.				

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	0210	CONCRETE D	0	100	125	16			6.00	100	2020	2020	3	89	10,680	

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				0.00	0.00	1.83	AC		1.00	1.00	1.00	45,000.00	45,000.00	82,350							