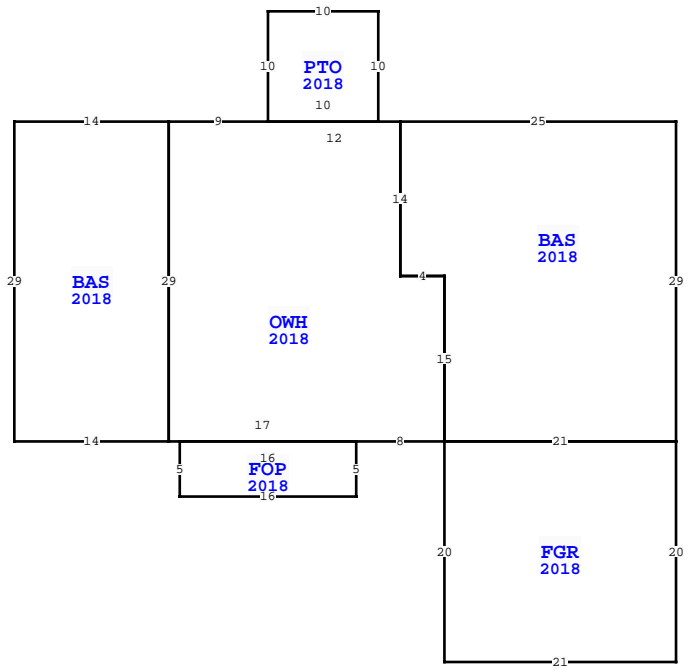


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION	CD	CONSTRUCTION		
02	CONCR SLAB 100	02	WOOD FRAME 100		
05	HARDIE BRD 100	03	COMP SHNGL 100		
03	GABLE/HIP 100	05	DRYWALL 100		
07	VYL PLANK 80	11	CLAY TILE 20		
04	AIR DUCTED 100	03	CENTRAL 100		
03	CENTRAL 100				
2	100				
0	100				
1.	1. 100				
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	406	100	2018	406	42,358
BAS	665	100	2018	665	69,379
FGR	420	50	2018	210	21,909
FOP	80	30	2018	24	2,504
OWH	669	100	2018	669	69,797
PTO	100	5	2018	5	522
TOTALS	2,340			1,979	206,467

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,979	115.6000	109.82	217,334	2018	2018	0	0	5.00	95.00
1 SINGLE FAM 100% - 2020 Heated Area: 1740 HX Base Yr 2020											



WAKULLA COUNTY PROPERTY				
VALUATION SUMMARY			PAGE 1 of 1	
VALUATION BY		STANDARD		
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE		206,467		
TOTAL MARKET OB/XF VALUE		8,838		
TOTAL LAND VALUE - MARKET		45,000		
TOTAL MARKET VALUE		260,305		
SOH/AGL Deduction		14,853		
ASSESSED VALUE		245,452		
TOTAL EXEMPTION VALUE		HX HB 50,000		
BASE TAXABLE VALUE		195,452		
TOTAL JUST VALUE		260,305		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		262,896		
5 YR PRCL CK, PU XF0B LN 7				
5 YR PRCL CK, PU XF0B LN 3-6				
ADD HX FOR 2020-HARRELL				
CORR LAND TO 1 LOT @ 30,000 & DEL AG PER BH				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
20000101	SHED-CO	0	02/12/2020	
20000035	CARPORT-CO	0	01/17/2020	
18000750	SFD-CO	0	07/18/2018	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD	SALE PRICE
1098/0128	1/18/2019	WD Q	I 01	256,900
GRANTOR: BCB FLP 1 LLC				
GRANTEE: HARRELL W STEVE & T				
BUILDING NOTES				
BUILDING DIMENSIONS				
BAS=[YR=2018] W25 S14 E4 S15 FGR=[YR=2018] S20 E21 N20 W21\$				
OWH=[YR=2018] N15 W4 N14 W12 PTO=[YR=2018] E10 N10 W10 S10\$				
W9 S29 BAS=[YR=2018] N29 W14 S29 E14\$ E17 FOP=[YR=2018] W16 S5 E16 N5\$ E8\$ E21 N29\$.				

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	20	16			320.00	SF	6.00	100	2018	2018	3	80	1,536
2	0211	CONCRETE W	0	100	46	4			184.00	SF	6.00	100	2018	2018	3	80	883
3	0955	PRIVACY FE	0	100	0	0			56.00	LF	15.00	100	2020	2020	3	97	815
4	0210	CONCRETE D	0	100	30	16			480.00	SF	6.00	100	2019	2019	3	85	2,448
5	0055	PORTABLE C	0	100	30	16			480.00	SF	3.00	100	2020	2020	3	89	1,282
6	0625	PORT WD UT	0	100	20	10			200.00	SF	6.00	100	2019	2019	3	85	1,020
7	0625	PORT WD UT	0	100	16	10			160.00	SF	6.00	100	2020	2020	3	89	854
TOTAL OB/XF 8,838																	

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	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							