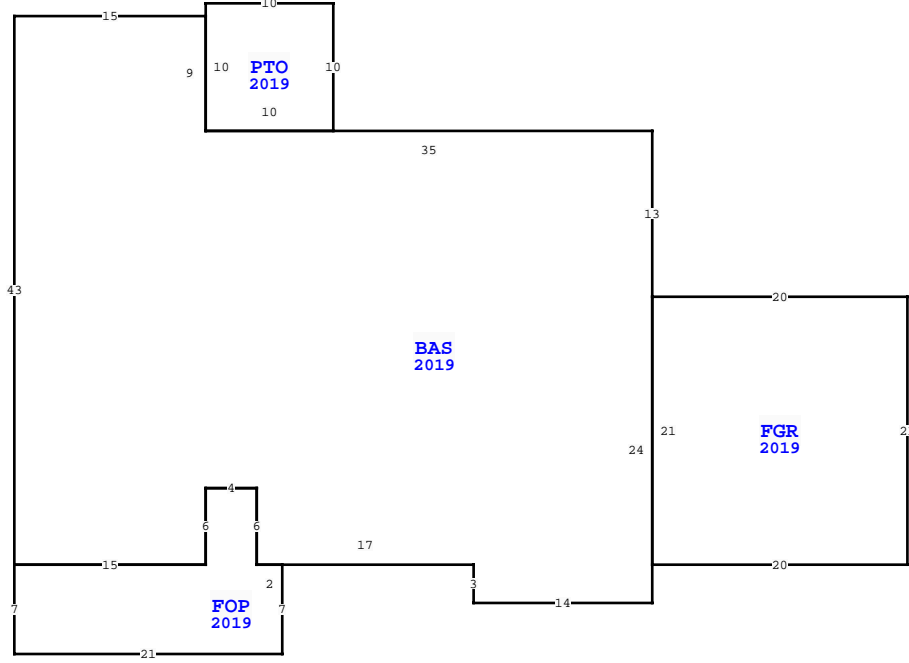




ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	100	
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	11	CLAY TILE	100		
Heating Type	04	AIR DUCTED	100		
Air Condition	03	CENTRAL	100		
Bedrooms		4	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	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,853	100	2019	1,853	219,692
FGR	420	50	2019	210	24,898
FOP	171	30	2019	51	6,047
PTO	100	5	2019	5	593
TOTALS	2,544			2,119	251,228

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%	- 2020								
					Heated Area: 1853						
						HX Base Yr 2020					



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		251,228	
TOTAL MARKET OB/XF VALUE		18,578	
TOTAL LAND VALUE - MARKET		89,100	
TOTAL MARKET VALUE		358,906	
SOH/AGL Deduction		109,510	
ASSESSED VALUE		249,396	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		199,396	
TOTAL JUST VALUE		358,906	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		362,317	
VERIFIED PRMT CH			
PRMT CH, PU XFOBS			
ADD HX & PORT FOR 2020- STUART			
RCVD DR501R FOR STUART FROM CHARLOTTE CO			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000730	POLE BARN-CC	0	07/16/2021
19000285	SFD-CO	0	03/14/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U / I	V I /	RSN CD	SALE PRICE
1123/0551	9/05/2019	WD Q	Q	I	01	279,100
GRANTOR: BCB FLP 1 LLC						
GRANTEE: STUART CHARLES T &						

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	2019	2019	3	85	1,632
2	0211	CONCRETE W	0	100	72	3			216.00	SF	6.00	2019	2019	3	85	1,102
3	0210	CONCRETE D	0	100	151	10			1,510.00	SF	6.00	2021	2021	3	93	8,426
4	0210	CONCRETE D	0	100	28	20			560.00	SF	6.00	2021	2021	3	93	3,125
5	0210	CONCRETE D	0	100	16	10			160.00	SF	6.00	2021	2021	3	93	893
6	0955	PRIVACY FE	0	100	0	0			32.00	LF	15.00	2021	2021	3	98	470
7	0030	BARN, POLE	0	100	25	14			350.00	SF	9.00	2021	2021	3	93	2,930
TOTALS															18,578	

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	1.98	AC		1.00	1.00	1.00	45,000.00	45,000.00	89,100							