

ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	05	WOOD	FRAME	100	
Exterior Wall	02	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	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	500	100	2019	500	59,280
BAS	645	100	2019	645	76,472
CAN	78	30	2019	23	2,727
FOP	167	30	2019	50	5,928
OWH	694	100	2019	694	82,281
PTO	350	5	2019	18	2,134
UGR	441	40	2019	176	20,867
TOTALS	2,875			2,106	249,687

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: 1839						HX Base Yr 2020					

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		259,508	
TOTAL MARKET OB/XF VALUE		41,682	
TOTAL LAND VALUE - MARKET		89,100	
TOTAL MARKET VALUE		390,290	
SOH/AGL Deduction		107,993	
ASSESSED VALUE		282,297	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		232,297	
TOTAL JUST VALUE		390,290	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		394,732	
5 YR PRCL CK, PU BLDG 2			
5 YR PRCL CK, PU XFOB LN 4-7			
ADD HX & PORT FOR 2020- MILLER			
5 YR PRCL CH, PU XFOB LN 1-3, PU NEW SFD			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001516	SHED-CO	0	12/10/2019
19001528	POOL-CO	0	12/09/2019
18001110	SFD-CO	0	11/15/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1129/0377	10/29/2019	WD	Q	I	01	285,000
GRANTOR: JOINER APRIL RENEE &						
GRANTEE: MILLER JENNIFER L &						
1107/0647	4/24/2019	WD	Q	I	01	259,900
GRANTOR: BCB FLP 1 LLC						
GRANTEE: JOINER APRIL RENEE						

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	122	16	1,952.00	SF	6.00	6.00	100	2019	2019	3	85	9,955	
2	0210	CONCRETE D	0	100	0	0	288.00	SF	6.00	6.00	100	2019	2019	3	85	1,469	
3	0211	CONCRETE W	0	100	81	4	324.00	SF	6.00	6.00	100	2019	2019	3	85	1,652	
4	0955	PRIVACY FE	0	100	0	0	378.00	LF	15.00	15.00	100	2020	2020	3	97	5,500	
5	0225	POOL, FIBER	0	100	30	15	450.00	SF	50.00	50.00	100	2020	2020	3	89	20,025	
6	0211	CONCRETE W	0	100	0	0	489.00	SF	6.00	6.00	100	2020	2020	3	89	2,611	
7	0211	CONCRETE W	0	100	22	4	88.00	SF	6.00	6.00	100	2020	2020	3	89	470	

BUILDING NOTES											
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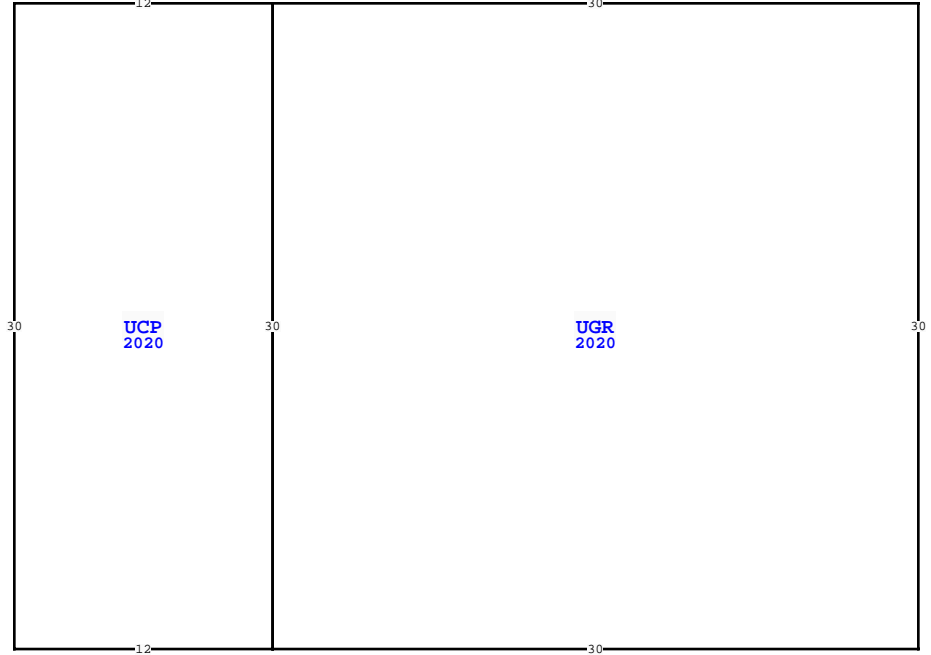
BUILDING DIMENSIONS											
BAS=[YR=2019] W15 S43 E15 FOP=[YR=2019] W15 N5 W4 S5											
OWH=[YR=2019] N5 E4 N29 PTO=[YR=2019] N10 W35 S10 E35\$ W21											
BAS=[YR=2019] W14 S31 E3 S6 CAN=[YR=2019] N6 W13 S6											
UGR=[YR=2019] N21 W21 S21 E21\$ E13\$ E11 N37\$ S34 E17\$ W2 S7 E21 N7\$ N43\$.											

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							



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB 100	
Frame	05	STEEL 100	
Exterior Wall	27	PREFIN MTL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	13	GALVALUM 100	
Interior Wall	07	NONE 100	
Interior Floo	03	CONC FINSH 100	
Heating Type	01	NONE 100	
Air Condition	01	NONE 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
UCP	360	20	2020
UGR	900	40	2020
TOTALS	1,260		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2 SFR UFGR		100%	- 2020									
				Heated Area: 0					HX Base Yr	2020		



WAKULLA COUNTY PROPERTY				PAGE 2 of 2	3	
VALUATION SUMMARY						
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Tax Group: 3		Tax Dist:				
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TOTAL EXEMPTION VALUE				HX HB 50,000		
BASE TAXABLE VALUE				232,297		
TOTAL JUST VALUE				390,290		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				394,732		
2019 AG RENEWAL REC'D						
000-04299-001						
PHASE III OF SCENIC STREAM PHASE III						
33.736 AC S/O FROM PRNT PRCL TO CREATE						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1129/0377	10/29/2019	WD	Q	I	01	285,000
GRANTOR: JOINER APRIL RENEE &						
GRANTEE: MILLER JENNIFER L &						
1107/0647	4/24/2019	WD	Q	I	01	259,900
GRANTOR: BCB FLP 1 LLC						
GRANTEE: JOINER APRIL RENEE						
BUILDING NOTES						
BUILDING DIMENSIONS						
UGR=[YR=2020] W30 S30 UCP=[YR=2020] N30 W12 S30 E12\$ E30 N30\$.						

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

TOTAL OB/XF													0											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV