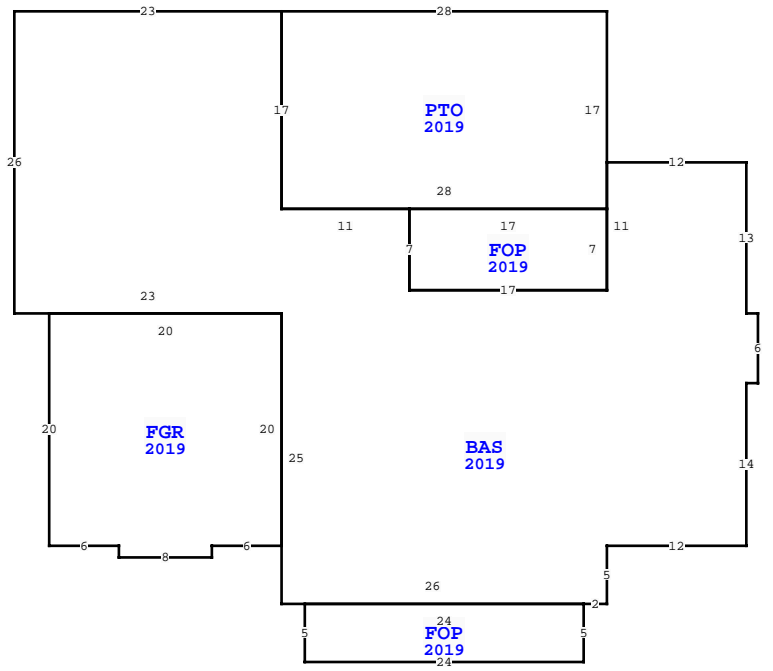


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 70				
11	AVERAGE 30				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
11	CLAY TILE 70				
14	CARPET 30				
04	AIR DUCTED 100				
03	CENTRAL 100				
	Bedrooms	3	100		
	Bathrooms	2	100		
	Story Height	0	100		
1.	1. 100				
	Units	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	1,833	100	2019	1,833	207,625
FGR	408	50	2019	204	23,107
FOP	119	30	2019	36	4,078
FOP	120	30	2019	36	4,078
PTO	476	5	2019	24	2,719
TOTALS	2,956			2,133	241,606

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: 1833						HX Base Yr 2020					



WAKULLA COUNTY PROPERTY				
VALUATION SUMMARY			PAGE 1 of 1	
VALUATION BY		STANDARD		
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE		241,606		
TOTAL MARKET OB/XF VALUE		2,652		
TOTAL LAND VALUE - MARKET		88,650		
TOTAL MARKET VALUE		332,908		
SOH/AGL Deduction		102,280		
ASSESSED VALUE		230,628		
TOTAL EXEMPTION VALUE		50,000		
BASE TAXABLE VALUE		180,628		
TOTAL JUST VALUE		332,908		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		335,549		
ADD HX FOR 2020-HERNANDEZ				
5 YR PRCL CH, PU NEW SFD & XFOB LN 1-2				
AMENDED TRIM RET'D NO MAIL RECEPTACLE				
AMENDED TRIM SENT - NEW OWNERSHIP				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
19000213	SFD-CO	0	02/26/2019	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD	SALE PRICE
1121/0180	8/15/2019	WD Q	I 01	265,800
GRANTOR: BCB FLP 1 LLC				
GRANTEE: HERNANDEZ NEYDA ENI				
BUILDING NOTES				
BUILDING DIMENSIONS				
BAS=[YR=2019] W12 S11 W17 N7 W11 N17 PTO=[YR=2019] S17 E28				
FOP=[YR=2019] W17 S7 E17 N7\$ N17 W28\$ W23 S26 E23				
FGR=[YR=2019] W20 S20 E6 S1 E8 N1 E6 N20\$ S25 E26				
POP=[YR=2019] W24 S5 E24 N5\$ E2 N5 E12 N14 E1 N6 W1 N13\$.				

EXTRA FEATURES																
L	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	17			6.00	100	2019	2019	3	85	1,734	
2	0211	CONCRETE W	0	100	60	3			6.00	100	2019	2019	3	85	918	

LAND DESCRIPTION															TOTAL OB/XF									
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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	1.97	AC		1.00	1.00	1.00	45,000.00	45,000.00	88,650							