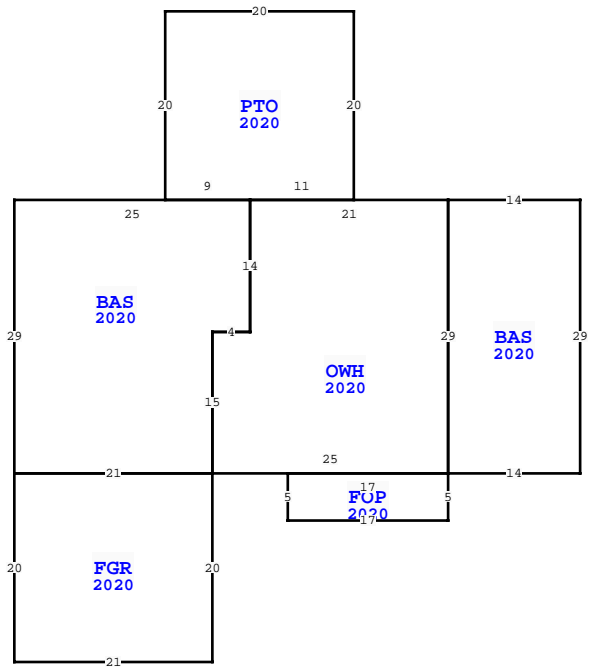




ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
07	VYL PLANK 60				
14	CARPET 40				
04	AIR DUCTED 100				
03	CENTRAL 100				
	4 100				
	2 100				
	0 100				
1.	1. 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	2020	406	42,351
BAS	665	100	2020	665	69,369
FGR	420	50	2020	210	21,906
FOP	85	30	2020	26	2,712
OWH	669	100	2020	669	69,786
PTO	400	5	2020	20	2,086
TOTALS	2,645			1,996	208,210

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,996	113.2000	107.54	214,650	2020	2020	0	0	3.00	97.00
1 SINGLE FAM 100% - 2021 Heated Area: 1740 HX Base Yr 2021											



WAKULLA COUNTY PROPERTY					
VALUATION SUMMARY			PAGE 1 of 1		
VALUATION BY		STANDARD			
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE		208,210			
TOTAL MARKET OB/XF VALUE		20,813			
TOTAL LAND VALUE - MARKET		109,800			
TOTAL MARKET VALUE		338,823			
SOH/AGL Deduction		102,626			
ASSESSED VALUE		236,197			
TOTAL EXEMPTION VALUE		50,000			
BASE TAXABLE VALUE		186,197			
TOTAL JUST VALUE		338,823			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		341,888			
VERIFIED PRMT CH					
PRMT CH, PU XFOB					
ADD HX FOR 2021-LEE					
5 YR PRCL CK, PU NEW SFD & XFOB LN 1,2					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
21000151	POLE BARN-CO	0	02/25/2021		
19001035	SFD-CO	0	07/22/2019		
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V / I / CD	RSN	SALE PRICE
1140/0815	2/13/2020	WD Q	Q I 01		264,900
GRANTOR: BCB FLP 1 LLC					
GRANTEE: LEE ROBERT TAYLOR &					
BUILDING NOTES					
BUILDING DIMENSIONS					
BAS=[YR=2020] W14 S29 FOP=[YR=2020] W17 S5 E17 N5\$					
OWH=[YR=2020] N29 W21 S14 W4 S15 FGR=[YR=2020] W21 S20 E21					
N20\$ BAS=[YR=2020] N15 E4 N14 PTO=[YR=2020] E11 N20 W20 S20					
E9\$ W25 S29 E21\$ E25\$ E14 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	43	20			860.00	SF	6.00	2020	2020	3	89	4,592
2	0211	CONCRETE W	0	100	56	4			224.00	SF	6.00	2020	2020	3	89	1,196
3	0030	BARN, POLE	0	100	36	32			1,152.00	SF	9.00	2021	2021	3	93	9,642
4	0210	CONCRETE D	0	100	0	0			1,008.00	SF	6.00	2020	2020	3	89	5,383

LAND DESCRIPTION																								
TOTAL OB/XF 20,813																								
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	2.44	AC		1.00	1.00	1.00	45,000.00	45,000.00	109,800							