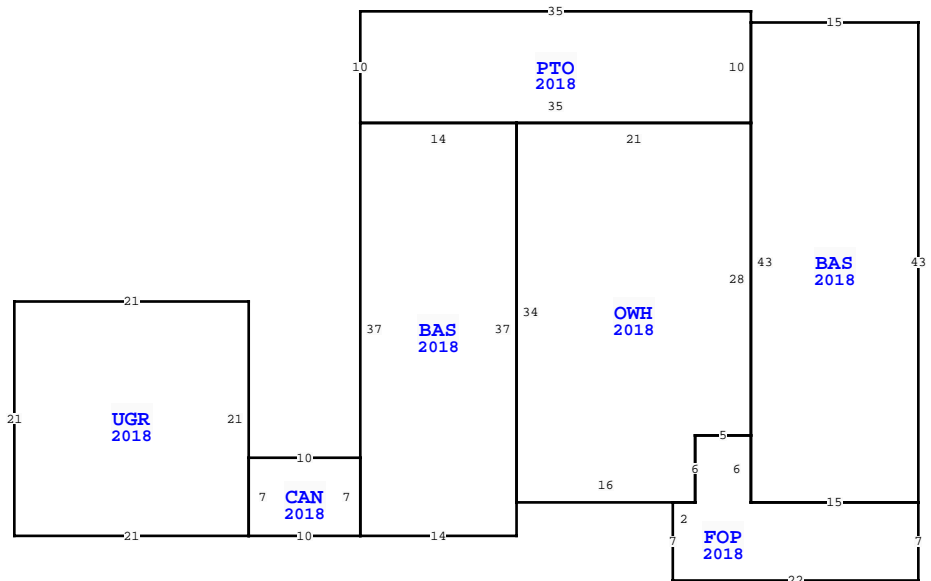




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR	SLAB 100
Frame	02	WOOD	FRAME 100
Exterior Wall	05	HARDIE	BRD 100
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP	SHNGL 100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	100
Heating Type	04	AIR DUCTED	100
Air Condition	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	383.00	1.35/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	518	100	2018
BAS	645	100	2018
CAN	70	30	2018
FOP	184	30	2018
OWH	684	100	2018
PTO	350	5	2018
UGR	441	40	2018
TOTALS	2,892		

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%	- 2019								
Heated Area: 1847					HX Base Yr 2019						



WAKULLA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		335,299	
TOTAL MARKET OB/XF VALUE		74,359	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		454,658	
SOH/AGL Deduction		135,723	
ASSESSED VALUE		318,935	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		268,935	
TOTAL JUST VALUE		454,658	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		452,175	

MM 5 YR CK, PU XFOBS.  
 AND NWALKER ON 11/25/2019. PORT INFO 2019  
 AND NWALKER ON 11/25/2019  
 AND COMPLETED, EMAILED ON 11/4/2019 BY TPAUL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000545	POLE BARN	0	05/04/2021
18001002	SCREEN RM-CO	0	12/04/2018
18000945	POOL-CO	0	09/27/2018
17001672	SFD-CO	0	12/12/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1075/0676	6/01/2018	WD	Q	I	01	246,900

GRANTOR: BCB FLP 1, LLC  
 GRANTEE: WARD CHAD & KAREN

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	121	12	1,452.00	SF	8.10	8.10	100	2018	2018	3	80	9,409	
2	0210	CONCRETE D	0	100	0	0	220.00	SF	8.10	8.10	100	2018	2018	3	80	1,426	
3	0211	CONCRETE W	0	100	88	4	352.00	SF	8.10	8.10	100	2018	2018	3	80	2,281	
4	0815	SCREEN POO	0	100	48	23	1,104.00	SF	20.25	20.25	100	2018	2018	3	90	20,120	
5	0225	POOL, FIBER	0	100	40	15	600.00	SF	67.50	67.50	100	2018	2018	3	80	32,400	
6	0955	PRIVACY FE	0	100	0	0	157.00	LF	20.25	20.25	100	2020	2020	3	97	3,084	
7	0956	PRIVACY FE	0	100	0	0	247.00	LF	25.65	25.65	100	2020	2020	3	89	5,639	

BUILDING NOTES									

**BUILDING DIMENSIONS**  
 BAS=[YR=2018] W15 S43 FOP=[YR=2018] N6 W5 S6 OWH=[YR=2018] N6 E5 N28 PTO=[YR=2018] N10 W35 S10 E35\$ W21 BAS=[YR=2018] W14 S37 CAN=[YR=2018] N7 W10 S7 UGR=[YR=2018] N21 W21 S21 E21\$ E10\$ E14 N37\$ S34 E16\$ W2 S7 E22 N7 W15\$ E15 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	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							