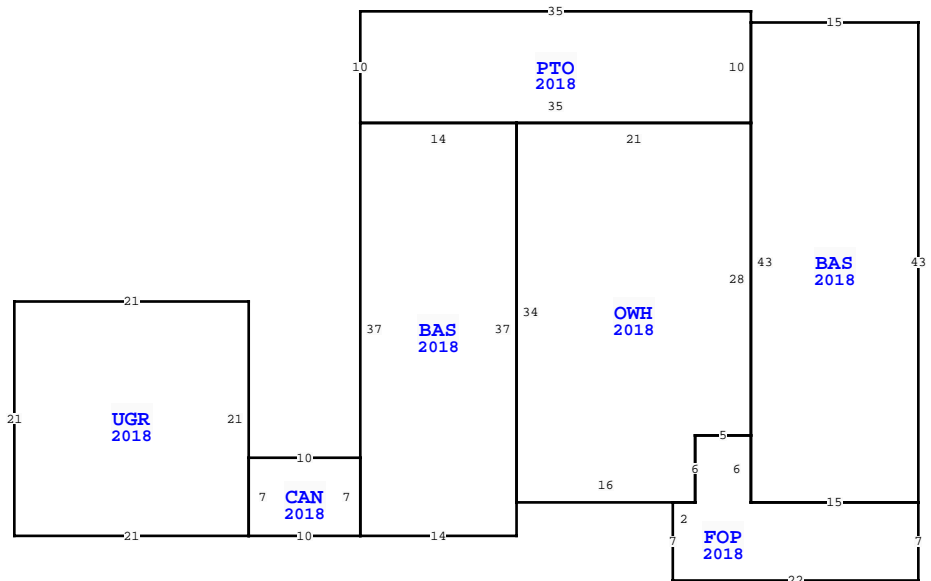




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR	SLAB 100
Frame	02	WOOD	FRAME 100
Exterior Wall	05	HARDIE	BRD 100
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP	SHNGL 100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	100
Heating Type	04	AIR DUCTED	100
Air Condition	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	50,000		HX HB	
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 / I	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
1	0210	CONCRETE D	0	100	121	12	1,452.00	SF	8.10	8.10	100
2	0210	CONCRETE D	0	100	0	0	220.00	SF	8.10	8.10	100
3	0211	CONCRETE W	0	100	88	4	352.00	SF	8.10	8.10	100
4	0815	SCREEN POO	0	100	48	23	1,104.00	SF	20.25	20.25	100
5	0225	POOL, FIBER	0	100	40	15	600.00	SF	67.50	67.50	100
6	0955	PRIVACY FE	0	100	0	0	157.00	LF	20.25	20.25	100
7	0956	PRIVACY FE	0	100	0	0	247.00	LF	25.65	25.65	100

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							