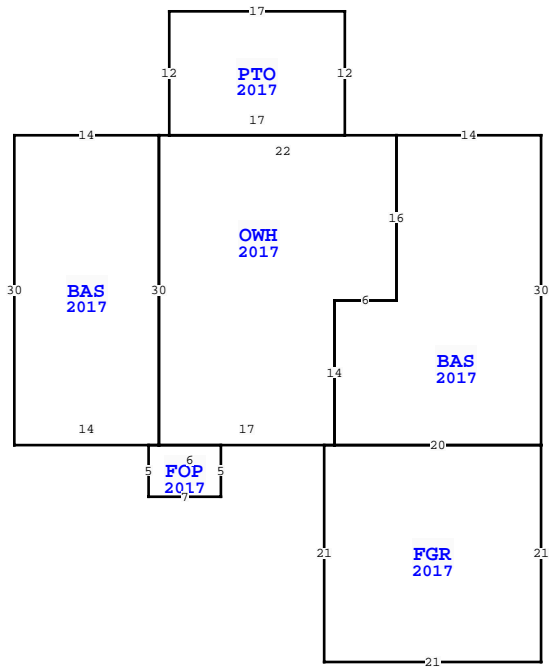




BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Foundation	02	CONCR SLAB 100			
Frame	02	WOOD FRAME 100			
Exterior Wall	05	HARDIE BRD 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	10	LAMINATED 60			
Interior Floor	14	CARPET 40			
Heating Type	04	AIR DUCTED 100			
Air Condition	03	CENTRAL 100			
Bedrooms		3 100			
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	420	100	2017	420	57,317
BAS	504	100	2017	504	68,781
FGR	441	50	2017	220	30,024
FOP	35	30	2017	10	1,365
OWH	606	100	2017	606	82,700
PTO	204	5	2017	10	1,365
TOTALS	2,210			1,770	241,551

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%	- 2018		Heated Area: 1530					HX Base Yr 2018	



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			241,551
TOTAL MARKET OB/XF VALUE			17,519
TOTAL LAND VALUE - MARKET			45,000
TOTAL MARKET VALUE			304,070
SOH/AGL Deduction			104,160
ASSESSED VALUE			199,910
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			149,910
TOTAL JUST VALUE			304,070
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			307,751
5 YR PRCL CH, PU XFOB LN 3			
SOH PORTED FROM JEFFERSON/2018/TRYON			
PENDING DR 501 FROM JEFFERSON			
5 YR PRCL CH, PU NEW SFD & XFOB LN 1-2			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
18001188	POLE BARN-CO	0	11/09/2018
17000390	SFD-CO	0	03/30/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1043/0151	8/03/2017	WD Q	Q	I	01	207,900
GRANTOR: BCB FLP 1 LLC						
GRANTEE: TRYON WILLIAM DONAV						

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	20	17		8.10	8.10	100	2017	2017	3	76	2,093	
2	0211	CONCRETE W	0	100	30	3		8.10	8.10	100	2017	2017	3	76	554	
3	0030	BARN, POLE	0	100	48	30		12.15	12.15	100	2019	2019	3	85	14,872	

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2017] W14 S16 W6 S14 OWH=[YR=2017] N14 E6 N16 W22 PTO=[YR=2017] E17 N12 W17 S12\$ W1 S30 BAS=[YR=2017] N30 W14 S30 E14\$ FOP=[YR=2017] W1 S5 E7 N5 W6\$ E17\$ FGR=[YR=2017] W1 S21 E21 N21 W20\$ E20 N30\$.			

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							