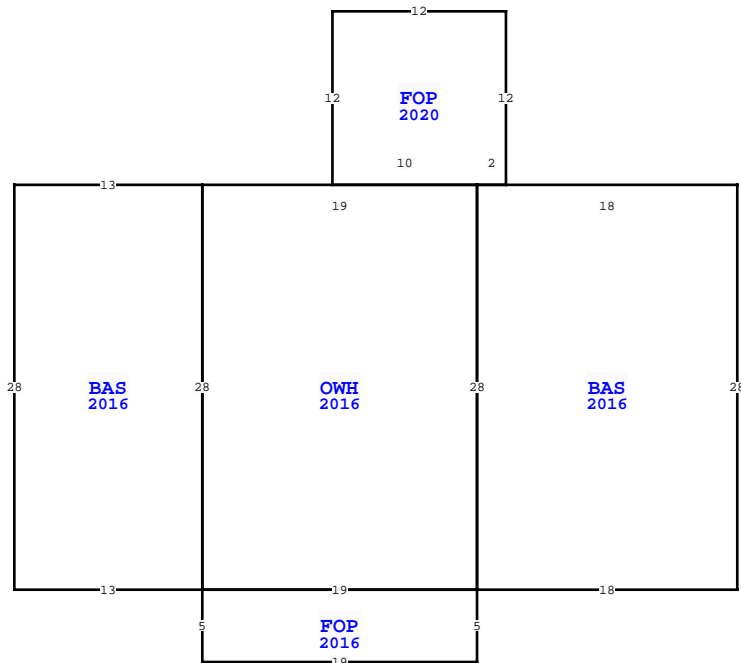




ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	1,471	118.8000	152.36	224,122	2016	2016	0	0	0	7.00	93.00		
1 SINGLE FAM 100% - 2017 Heated Area: 1400 HX Base Yr 2017														



Quality	CD	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	364	100	2016	364	51,577
BAS	504	100	2016	504	71,414
FOP	95	30	2016	28	3,967
FOP	144	30	2020	43	6,092
OWH	532	100	2016	532	75,382
TOTALS	1,639			1,471	208,433

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			208,433
TOTAL MARKET OB/XF VALUE			11,462
TOTAL LAND VALUE - MARKET			45,000
TOTAL MARKET VALUE			264,895
SOH/AGL Deduction			89,103
ASSESSED VALUE			175,792
TOTAL EXEMPTION VALUE	HX HB VX		55,000
BASE TAXABLE VALUE			120,792
TOTAL JUST VALUE			264,895
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			267,778
2023 QSTNR RTND, ADDED SSN FOR PATRICIA.			
NEED SPOUSE PATRICIA HAMMONS SS#			
2022 QCR RTND TO BE REVIEWED BY ROBBIE			
VERIFIED PRMT CH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000890	SHED-CC	0	10/16/2020
15000859	SFD-CO	0	09/23/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1265/0846	5/09/2022	QC	U	I	11	100
GRANTOR: HAMMONS RUFUS						
GRANTEE: HAMMONS RUFUS & PAT						
1007/0476	7/29/2016	WD	Q	I	01	173,000
GRANTOR: BCB FLP. 1, LLC						
GRANTEE: HAMMONS RUFUS						

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	0625	PORT WD UT	0	100	28	12			8.10	100	2020	2020	3	89	2,422	
3	0025	BARN, POLE	0	100	24	24	SF	16.88	16.88	100	2021	2021	3	93	9,040	

BUILDING NOTES													
BLD DATE 10/27/2021 MMJS LGL DATE 10/27/2021 MMJS													
XF DATE 10/27/2021 MMJS LAND DATE 10/27/2021 MMJS													
INC DATE AG DATE													

BUILDING DIMENSIONS													
BAS=[YR=2016] W18 S28 FOP=[YR=2016] W19 S5 E19 N5\$													
OWH=[YR=2016] N28 FOP=[YR=2020] E2 N12 W12 S12 E10\$ W19 S28													
BAS=[YR=2016] N28 W13 S28 E13\$ E19\$ E18 N28\$.													

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							