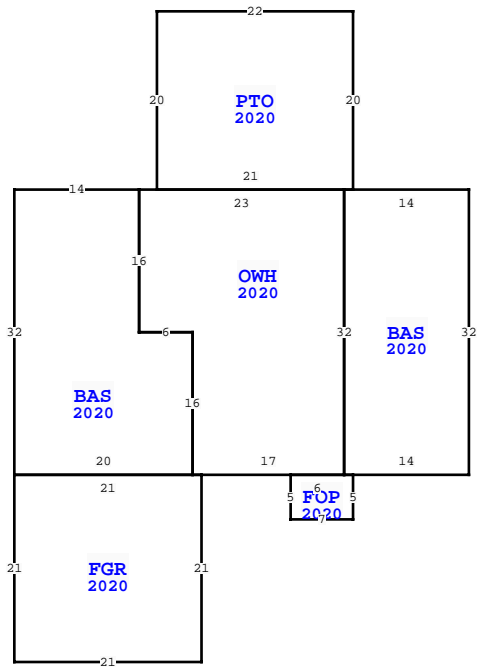


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
08	SHT VINYL 70				
11	CLAY TILE 30				
04	AIR DUCTED 100				
03	CENTRAL 100				
	3 100				
	2 100				
	0 100				
1.	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	448	100	2020	448	47,767
BAS	544	100	2020	544	58,002
FGR	441	50	2020	220	23,457
FOP	35	30	2020	10	1,066
OWH	640	100	2020	640	68,239
PTO	440	5	2020	22	2,345
TOTALS	2,548			1,884	200,876

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%	- 2022								
				Heated Area: 1632							
					HX Base Yr 2022						



WAKULLA COUNTY PROPERTY					
VALUATION SUMMARY			PAGE 1 of 2		
VALUATION BY		STANDARD			
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE		206,818			
TOTAL MARKET OB/XF VALUE		2,894			
TOTAL LAND VALUE - MARKET		81,000			
TOTAL MARKET VALUE		290,712			
SOH/AGL Deduction		0			
ASSESSED VALUE		290,712			
TOTAL EXEMPTION VALUE		HX HB 50,000			
BASE TAXABLE VALUE		240,712			
TOTAL JUST VALUE		290,712			
NCON VALUE		0			
INCOME VALUE		0			
PREVIOUS YEAR MKT VALUE		293,196			
2022 PORT FROM CALHOUN - KETRON					
2022 HX ADDED - KETRON					
5 YR PRCL CK, PU BLDG 2					
5 YR PRCL CK, PU NEW SFD & XFOB LN 1,2					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
20001151	SHED	0	12/07/2020		
20000902	SHED	0	09/29/2020		
19001346	SFD-CO	0	10/17/2019		
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V / I / CD	RSN	SALE PRICE
1147/0464	4/15/2020	WD Q	I	01	252,900
GRANTOR: BCB FLP 1 LLC					
GRANTEE: KETRON MITCHELL M &					
BUILDING NOTES					
BUILDING DIMENSIONS					
BAS=[YR=2020] W14 S32 FOP=[YR=2020] W6 S5 E7 N5 W1\$					
OWH=[YR=2020] N32 PTO=[YR=2020] E1 N20 W22 S20 E21\$ W23 S16					
E6 S16 BAS=[YR=2020] N16 W6 N16 W14 S32 FGR=[YR=2020] S21 E21					
N21 W21\$ E20\$ E17\$ E14 N32\$.					

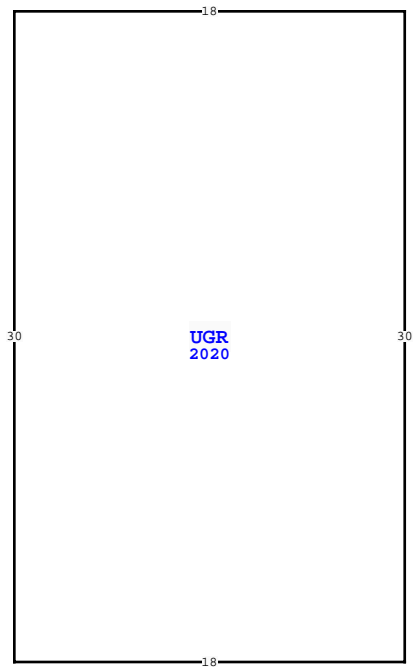
EXTRA FEATURES																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0210	CONCRETE D	0	100	20	16			6.00	100	2020	2020	3	89	1,709	
2	0211	CONCRETE W	0	100	74	3			6.00	100	2020	2020	3	89	1,185	

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	1.80	AC		1.00	1.00	1.00	45,000.00	45,000.00	81,000							



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR	SLAB 100
Frame	05	STEEL	100
Exterior Wall	27	PREFIN	MTL 100
Roof Structur	03	GABLE/HIP	100
Roof Cover	13	GALVALUM	100
Interior Wall	01	MINIMUM	100
Interior Floo	03	CONC	FINSH 100
Heating Type	01	NONE	100
Air Condition	01	NONE	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	000	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
UGR	540	40	2020
TOTALS	540		216
			5,942

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2	SFR	UFGR	100%	- 2022								Heated Area: 0	HX Base Yr 2022



WAKULLA COUNTY PROPERTY			PAGE 2 of 2	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	206,818			
TOTAL MARKET OB/XF VALUE	2,894			
TOTAL LAND VALUE - MARKET	81,000			
TOTAL MARKET VALUE	290,712			
SOH/AGL Deduction	0			
ASSESSED VALUE	290,712			
TOTAL EXEMPTION VALUE	50,000		HX HB	
BASE TAXABLE VALUE	240,712			
TOTAL JUST VALUE	290,712			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	293,196			

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1147/0464	4/15/2020	WD	Q	I	01	252,900
GRANTOR: BCB FLP 1 LLC						
GRANTEE: KETRON MITCHELL M &						

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

BLD DATE		12/09/2020	MMJT	LGL DATE	
XF DATE	06/02/2020	MMJT	LAND DATE	06/02/2020	MMJT
INC DATE		AG DATE			

BUILDING NOTES													
BUILDING DIMENSIONS													
UGR=[YR=2020] W18 S30 E18 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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV