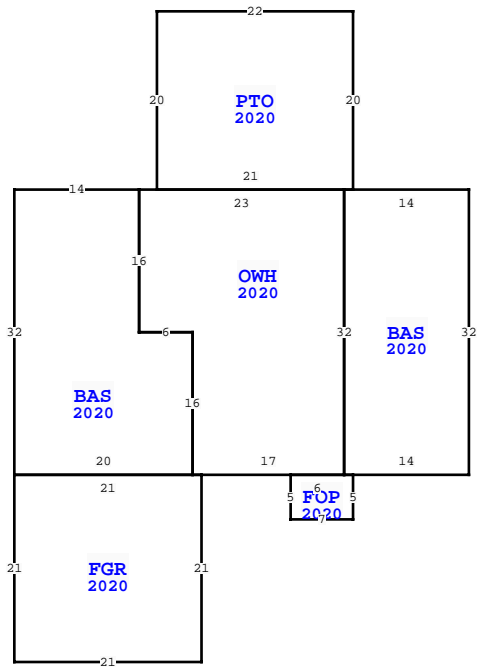


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
08	SHT VINYL 70				
11	CLAY TILE 30				
04	AIR DUCTED 100				
03	CENTRAL 100				
	3 100				
	2 100				
	0 100				
1.	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	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	320.00	SF	6.00	6.00	100	2020	2020	3	89	1,709	
2	0211	CONCRETE W	0	100	74	3	222.00	SF	6.00	6.00	100	2020	2020	3	89	1,185	

LAND DESCRIPTION															TOTAL OB/XF									
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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							

