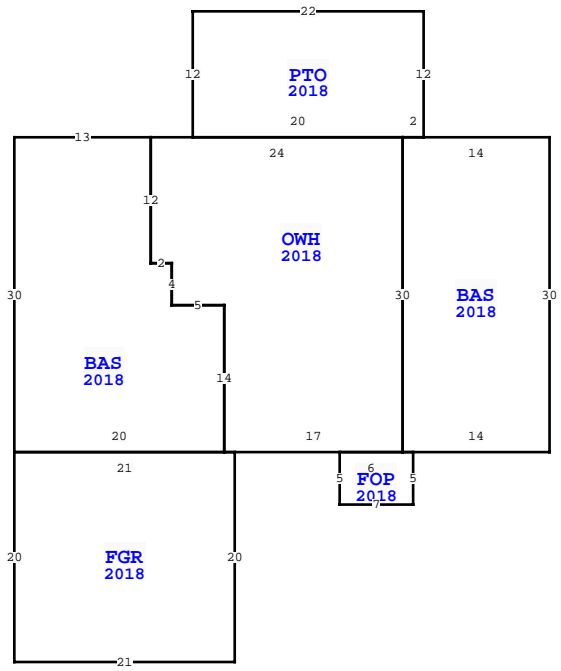




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	VYL PLANK 80
Interior Floo	14	CARPET 20
Heating Type	04	AIR 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/

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: 1530				HX Base Yr 2019				



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	420	100	2018	420	57,619
BAS	496	100	2018	496	68,046
FGR	420	50	2018	210	28,810
FOP	35	30	2018	10	1,372
OWH	614	100	2018	614	84,235
PTO	264	5	2018	13	1,783
<b>TOTALS</b>	<b>2,249</b>			<b>1,763</b>	<b>241,865</b>

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		8.10	8.10	100	2018	2018	3	80	2,074	
2	0211	CONCRETE W	0	100	32	4		8.10	8.10	100	2018	2018	3	80	829	

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			241,865
TOTAL MARKET OB/XF VALUE			2,903
TOTAL LAND VALUE - MARKET			45,000
TOTAL MARKET VALUE			289,768
SOH/AGL Deduction			57,746
ASSESSED VALUE			232,022
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			182,022
TOTAL JUST VALUE			289,768
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			292,632
5 YR PRCL CK NC MM			
ADD HX FOR 2019-RUSSO			
5 YR PRCL CH, PU NEW SFD & XFOB LN 1-2			
5 YR PRCL CK, N/C			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001134	SFD-CO	0	08/30/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1065/0650	3/08/2018	WD Q	Q	I	01	207,900
GRANTOR: BCB FLP 1 LLC						
GRANTEE: RUSSO ANTHONY & BUR						

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2018] W14 S30 FOP=[YR=2018] W6 S5 E7 N5 W1\$												
OWH=[YR=2018] N30 PTO=[YR=2018] E2 N12 W22 S12 E20\$ W24 S12												
E2 S4 E5 S14 BAS=[YR=2018] N14 W5 N4 W2 N12 W13 S30												
FGR=[YR=2018] S20 E21 N20 W21\$ E20\$ E17\$ E14 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								