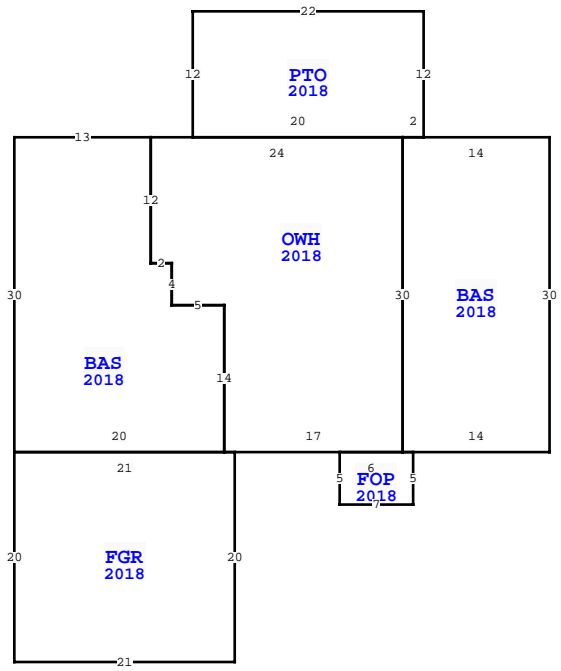




BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Foundation	02	CONCR SLAB 100			
Frame	02	WOOD FRAME 100			
Exterior Wall	05	HARDIE BRD 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	07	VYL PLANK 80			
Interior Floor	14	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/			
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
TOTALS	2,249			1,763	241,865

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,763	112.6000	144.41	254,595	2018	2018	0	0	5.00	95.00
1 SINGLE FAM 100% - 2019 Heated Area: 1530 HX Base Yr 2019											



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 / V / I / RSN CD SALE PRICE
1065/0650	3/08/2018	WD 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\$.			

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	

LAND DESCRIPTION																								
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							