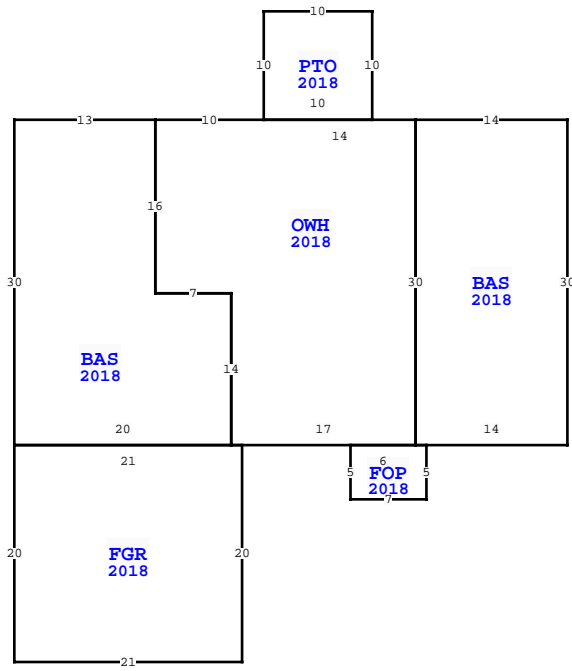




BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Foundation	02	CONCR SLAB 100			
Frame	02	WOOD FRAME 100			
Exterior Wall	05	HARDIE BRD 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	12	HARDWOOD 70			
Interior Floo	14	CARPET 30			
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	59,922
BAS	488	100	2018	488	69,624
FGR	420	50	2018	210	29,961
FOP	35	30	2018	10	1,427
OWH	622	100	2018	622	88,741
PTO	100	5	2018	5	713
TOTALS	2,085			1,755	250,388

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				



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			250,388
TOTAL MARKET OB/XF VALUE			2,929
TOTAL LAND VALUE - MARKET			45,000
TOTAL MARKET VALUE			298,317
SOH/AGL Deduction			65,905
ASSESSED VALUE			232,412
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			182,412
TOTAL JUST VALUE			298,317
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			301,280
MM 5 YR CK, PU XFOBS.			
ADD HX FOR 2019- GUILFORD			
5 YR PRCL CH, PU NEW SFD & XFOB LN 1-2			
5 YR PRCL CK, N/C			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001709	SFD-CO	0	12/14/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1077/0773	5/11/2018	WD	U	I	11	0
GRANTOR: BCB FLP 1 LLC						
GRANTEE: GUILFORD DON & TONJ						
1072/0805	5/11/2018	WD	Q	I	01	209,900
GRANTOR: BCB FLP 1 LLC						
GRANTEE: GUILFORD DON & SONJ						

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	100	2018	2018	3	80	2,074	
2	0211	CONCRETE W	0	100	33	4			8.10	100	2018	2018	3	80	855	
3	0625	PORT WD UT	0	100	12	8			0.00	100	2019	2019	3	85	0	

BUILDING NOTES			
BLD DATE 05/07/2018 MMSR LGL DATE 05/07/2018 MMSR			
XF DATE 05/07/2018 MMSR LAND DATE 05/07/2018 MMSR			
INC DATE AG DATE			

BUILDING DIMENSIONS												
BAS=[YR=2018] W14 S30 FOP=[YR=2018] W6 S5 E7 N5 W1\$												
OWH=[YR=2018] N30 W14 PTO=[YR=2018] E10 N10 W10 S10\$ W10 S16												
E7 S14 BAS=[YR=2018] N14 W7 N16 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								