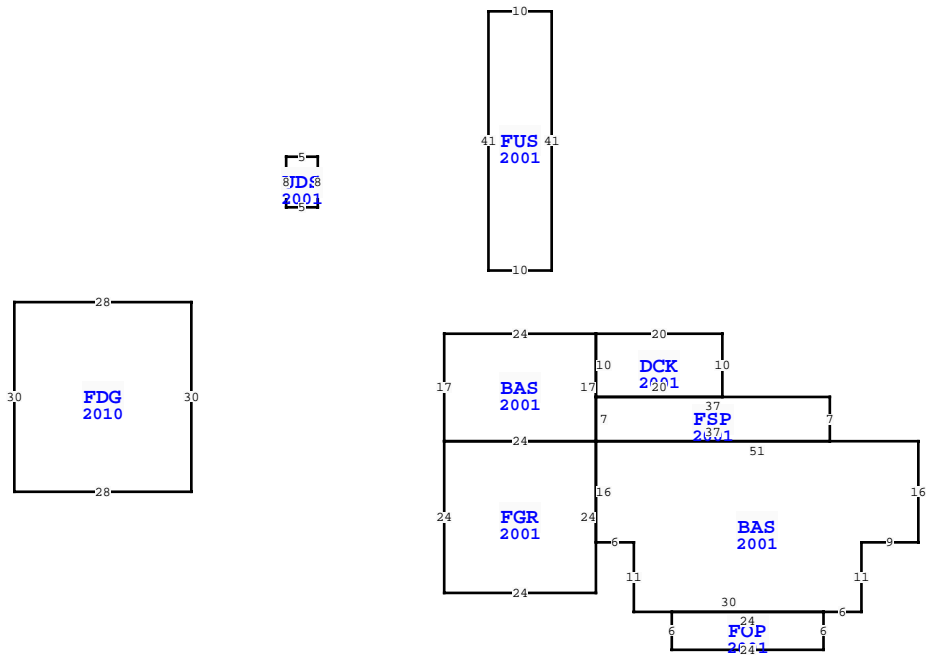




BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Foundation	01	WOOD FRAME 100			
Frame	02	WOOD FRAME 100			
Exterior Wall	05	HARDIE BRD 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	08	SHT VINYL 50			
Interior Floo	14	CARPET 50			
Heating Type	04	AIR DUCTED 100			
Air Condition	03	CENTRAL 100			
Bedrooms		3 100			
Bathrooms		3 100			
Story Height		0 100			
Stories	1.5	1.5 100			
Units		0 100			
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	5	MKT AREA	13		
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	408	100	2001	408	35,970
BAS	1,212	100	2001	1,212	106,850
DCK	200	10	2001	20	1,763
FDG	840	60	2010	504	44,433
FGR	576	50	2001	288	25,390
FOP	144	30	2001	43	3,791
FSP	259	55	2001	142	12,518
FUS	410	100	2001	410	36,146
UDS	40	60	2001	24	2,116
TOTALS	4,089			3,051	268,976

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% - 2002			336,220	2001	2003	0	0	20.00	80.00	
Heated Area: 2030 HX Base Yr 2002												



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		268,976	
TOTAL MARKET OB/XF VALUE		9,865	
TOTAL LAND VALUE - MARKET		33,675	
TOTAL MARKET VALUE		312,516	
SOH/AGL Deduction		86,772	
ASSESSED VALUE		225,744	
TOTAL EXEMPTION VALUE		HX HB VX VP 191,595	
BASE TAXABLE VALUE		34,149	
TOTAL JUST VALUE		312,516	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		316,728	
CITIZEN RECEIVED QUESTIONNAIRE AND SHOULD NOT HAVE, H4 -MAILED QUESTIONNAIRE			
2023 TRM RTND, UTF			
5 YR PRCL CK, N/C			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000591	HVAC REPLA	0	11/18/2021
2011168	MECH	0	03/22/2011
2010794	MECH	0	07/21/2010
2010332	DETACHED GARAGE	0	05/13/2010
20091010	ELECT	0	12/23/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1345/0728	2/01/2024	WD	Q	I	01	400,000
GRANTOR: FAIRBANK LEIGH C						
GRANTEE: VONIER IVY L						
0405/0543	4/20/2001	WD	U	V		100
GRANTOR: FAIRBANK LEIGH C & DO						
GRANTEE:						

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	0	0	1,161.00	SF	6.00	6.00	100	2001	2001	3	20	1,393	
2	0250	ASPHALT AV	0	100	0	0	1,909.00	SF	2.00	2.00	100	2003	2003	3	21	802	
3	0211	CONCRETE W	0	100	78	5	390.00	SF	6.00	6.00	100	2010	2010	3	43	1,006	
4	0210	CONCRETE D	0	100	40	20	800.00	SF	6.00	6.00	100	2005	2005	3	24	1,152	
5	0210	CONCRETE D	0	100	21	21	441.00	SF	6.00	6.00	100	2005	2005	3	24	635	
6	0210	CONCRETE D	0	100	0	0	1,232.00	SF	6.00	6.00	100	2010	2010	3	43	3,179	
7	0250	ASPHALT AV	0	100	337	12	4,044.00	SF	2.00	2.00	100	2003	2003	3	21	1,698	

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=2001] W51 FGR=[YR=2001] W24 S24 E24 N24\$												
FSP=[YR=2001] E37 N7 W37 DCK=[YR=2001] E20 N10 W20 S10\$ S7\$												
BAS=[YR=2001] N17 W24 PTR=N10 E7 FUS=[YR=2001] E10 N41 W10												
S41\$ W7 S10\$ PTR=W20 N20 UDS=[YR=2001] N8 W5 S8 E5\$ PTR=S15												
W20 FDG=[YR=2010] W28 S30 E28 N30\$ E20 N15\$ S20 E20\$ S17 E24\$												
S16 E6 S11 E30 FOP=[YR=2001] W24 S6 E24 N6\$ E6 N11 E9 N16\$.												

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	4.49	AC		1.00	1.00	1.00	7,500.00	7,500.00	33,675							

TOTAL OB/XF												
9,865												