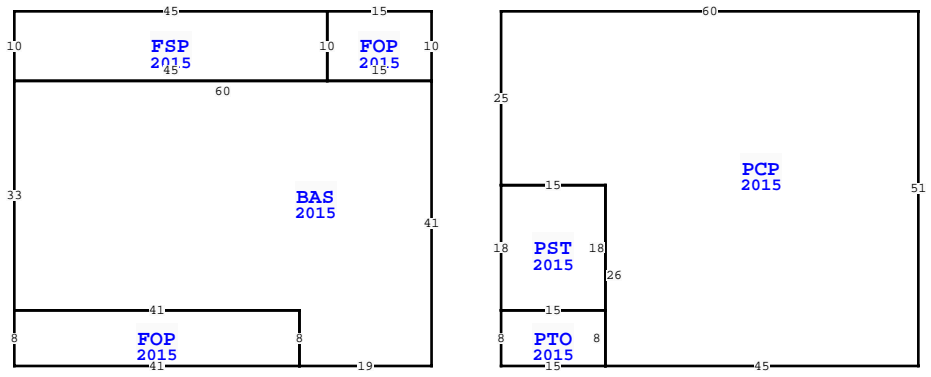




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	05	PILE CONCR 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 50
Exterior Wall	06	BD/BATTEN 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	14	CARPET 40
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		3 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,836	139.8000	212.50	602,650	2014	2014	0	0	0	9.00	91.00		
1 SINGLE FAM 0% - 0 Heated Area: 2132 HX Base Yr														



Quality		03 AVERAGE			
DOR CODE		0100 SINGLE FAMILY			
MAP NUM	4	MKT AREA	03		
NEIGHBORHOOD/LOC		28.00 1.60/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,132	100	2015	2,132	412,276
FOP	150	30	2015	45	8,702
FOP	328	30	2015	98	18,951
FSP	450	55	2015	248	47,957
PCP	2,670	10	2015	267	51,632
PST	270	15	2015	40	7,735
PTO	120	5	2015	6	1,160
TOTALS	6,120			2,836	548,412

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	0080	4' CHAINLI	0	0	0	0	195.00	LF	20.80	20.80	100	2000	2000	3	20	811	
2	0080	4' CHAINLI	0	0	0	0	158.00	LF	20.80	20.80	100	2014	2014	3	62	2,038	
3	0375	WOOD WALK	0	0	353	4	1,412.00	SF	24.00	24.00	100	2014	2014	3	62	21,011	
4	0350	BOATDOCK A	0	0	13	9	117.00	SF	38.40	38.40	100	2014	2014	3	62	2,786	
5	0350	BOATDOCK A	0	0	9	5	45.00	SF	38.40	38.40	100	2014	2014	3	62	1,071	
6	0006	ELECTRIC L	0	0	0	0	1.00	UT	13,600.00	13,600.00	100	2014	2014	3	62	8,432	
7	0330	BOAT SHED	0	0	20	14	280.00	SF	24.00	24.00	100	2014	2014	3	62	4,166	
8	0210	CONCRETE D	0	0	44	16	704.00	SF	9.60	9.60	100	2014	2014	3	62	4,190	
9	0060	DECK WOOD	0	0	10	4	40.00	SF	8.00	8.00	100	2014	2014	3	79	253	
10	0060	DECK WOOD	0	0	8	4	32.00	SF	8.00	8.00	100	2014	2014	3	79	202	

TOTAL OB/XF														44,960										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	0			80.00	284.00	1.00	LT		1.00	1.00	1.00	155,000.00	155,000.00	155,000							

WAKULLA COUNTY PROPERTY				PAGE 1 of 1		3
VALUATION BY				STANDARD		
VALUATION SUMMARY						
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE						548,412
TOTAL MARKET OB/XF VALUE						44,960
TOTAL LAND VALUE - MARKET						155,000
TOTAL MARKET VALUE						748,372
SOH/AGL Deduction						166,285
ASSESSED VALUE						582,087
TOTAL EXEMPTION VALUE						0
BASE TAXABLE VALUE						582,087
TOTAL JUST VALUE						748,372
NCON VALUE						0
INCOME VALUE						0
PREVIOUS YEAR MKT VALUE						718,857

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1102/0534	2/21/2019	WD	U	I	11	100

GRANTOR: LANDRUM GARY						
GRANTEE: BARBER NANETTE & LA						
0892/0649	10/29/2012	WD	U	V	30	150,000
GRANTOR: WILLIAM T MATTICE SR.						
GRANTEE: LANDRUM GARY						

BUILDING NOTES			
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BUILDING DIMENSIONS			
FOP=[YR=2015] W15 S10 E15 BAS=[YR=2015] W60 FSP=[YR=2015] E45 N10 W45 S10\$ S33 E41 S8 FOP=[YR=2015] N8 W41 S8 E41\$ E19 PTR=E10 PTO=[YR=2015] E15 N8 W15 PST=[YR=2015] E15 N18 W15 PCP=[YR=2015] E15 S26 E45 N51 W60 S25\$ S18\$ S8\$ W10\$ N41\$ N10\$.			