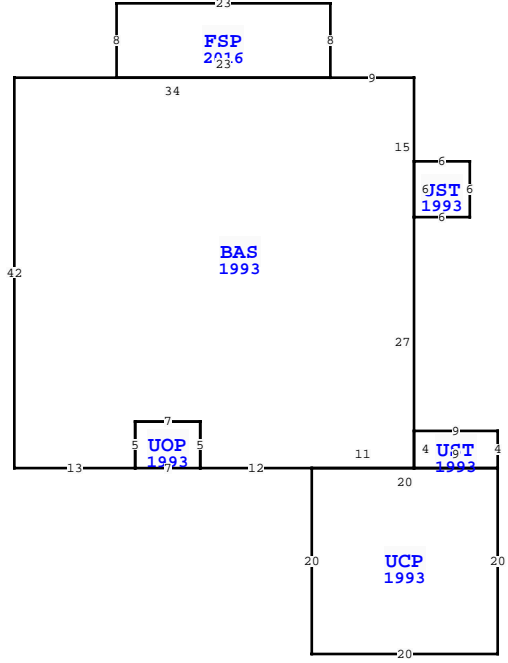




ELEMENT		CD	CONSTRUCTION		
Foundation	02	CONCR	SLAB	100	
Frame	03	MASONRY	100		
Exterior Wall	15	CONC	BLOCK	100	
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	02	WALL	BD/WD	100	
Interior Floor	05	ASPH	TILE	100	
Heating Type	04	AIR	DUCTED	100	
Air Condition	03	CENTRAL	100		
Bedrooms		3	100		
Bathrooms		1	100		
Story Height		0	100		
Stories	1.	1.	100		
Units		0	100		
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	4	MKT AREA	03		
NEIGHBORHOOD/LOC	27.100	1.60/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,771	100	1993	1,771	91,582
FSP	184	55	2016	101	5,223
UCP	400	20	1993	80	4,137
UOP	35	20	1993	7	362
UST	36	45	1993	16	827
UST	36	45	1993	16	827
TOTALS	2,462			1,991	102,958

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%	- 2023		257,396	1955	1955	0	0	60.00	40.00
				Heated Area: 1771			HX Base Yr 2023				



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			102,958
TOTAL MARKET OB/XF VALUE			1,409
TOTAL LAND VALUE - MARKET			108,500
TOTAL MARKET VALUE			212,867
SOH/AGL Deduction			15,186
ASSESSED VALUE			197,681
TOTAL EXEMPTION VALUE	HX HB VX		55,000
BASE TAXABLE VALUE			142,681
TOTAL JUST VALUE			212,867
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			191,923
MOVED IN 2/1/19, CORR LAND CODE			
SAID THEY SPENT XMAS HOLIDAYS @ SFD, RENTERS			
IN 2018 PER INTERVIEW W/ PUT OF STATE OWNERS			
MICHAEL, CORR TRAV, ALL DAMAGE REPAIRS COMP			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
30839	REROOF	0	10/06/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1212/0621	3/16/2021	WD Q	Q	I	01	285,000
GRANTOR: KERGER BRENT D & ALLY						
GRANTEE: RILEY THOMAS E II L						
1066/0706	3/19/2018	WD Q	Q	I	01	190,000
GRANTOR: CONNER JOYCE						
GRANTEE: KERGER BRENT D & AL						

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	0130	FIRE PLACE	0	100	0	1.00	UT	2,080.00	2,080.00	100	2003	2003	3	60	1,248	
2	0211	CONCRETE W	0	100	20	80.00	SF	9.60	9.60	100	2003	2003	3	21	161	

BUILDING NOTES			
BLD DATE 02/22/2019 MMSR LGL DATE 02/22/2019 MMSR			
XF DATE 02/22/2019 MMSR LAND DATE 02/22/2019 MMSR			
INC DATE AG DATE			

BUILDING DIMENSIONS			
BAS=[YR=1993] W9 FSP=[YR=2016] N8 W23 S8 E23\$ W34 S42 E13			
UOP=[YR=1993] E7 N5 W7 S5\$ N5 E7 S5 E12 UCP=[YR=1993] S20			
E20 N20 W20\$ E11 UST=[YR=1993] E9 N4 W9 S4\$ N27			
UST=[YR=1993] E6 N6 W6 S6\$ N15\$.			

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	000132	C	SFR RIVER	100			62.00	286.00	1.00	LT		1.00	1.00	0.70	155,000.00	108,500.00	108,500							