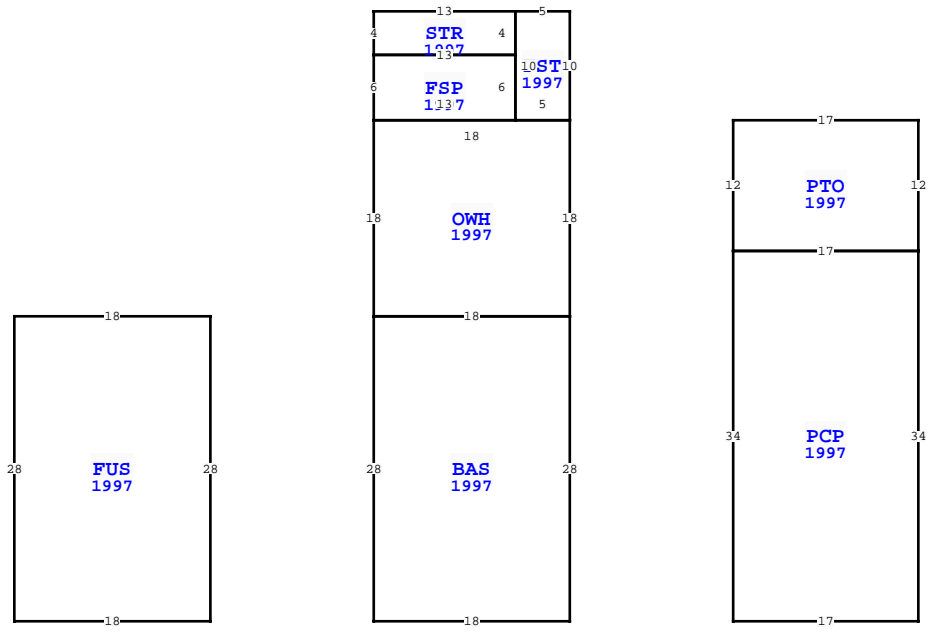




ELEMENT		CD	BUILDING CHARACTERISTICS		
CONSTRUCTION					
Foundation	05	PILE CONCR	100		
Frame	02	WOOD FRAME	100		
Exterior Wall	30	VINYL	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	13	GALVALUM	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET	80		
Interior Floo	11	CLAY TILE	20		
Heating Type	04	AIR DUCTED	100		
Air Condition	03	CENTRAL	100		
Bedrooms		2	100		
Bathrooms		3	100		
Story Height		0	100		
Stories	2.	2.	100		
Fireplace	01	FIREPLACE	100		
Units		0	100		
Quality	03	AVERAGE			
DOR CODE	0401 TOWNHOUSE				
MAP NUM	4	MKT AREA	03		
NEIGHBORHOOD/LOC	256.00		1.50/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	504	100	1997	504	83,171
FSP	78	55	1997	43	7,096
FST	50	55	1997	28	4,621
FUS	504	100	1997	504	83,171
OWH	324	100	1997	324	53,467
PCP	578	10	1997	58	9,571
PTO	204	5	1997	10	1,650
STR	52	10	1997	5	825
TOTALS	2,294			1,476	243,572

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0120	01	1,476	140.5000	189.68	279,968	1997	2012	0	0	13.00	87.00
1 TWNHSE		100% - 2022		Heated Area: 1332		HX Base Yr 2022					



WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY		STANDARD				
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE		243,572				
TOTAL MARKET OB/XF VALUE		18,644				
TOTAL LAND VALUE - MARKET		45,000				
TOTAL MARKET VALUE		307,216				
SOH/AGL Deduction		186,739				
ASSESSED VALUE		120,477				
TOTAL EXEMPTION VALUE		HX HB 50,000				
BASE TAXABLE VALUE		70,477				
TOTAL JUST VALUE		307,216				
NCON VALUE		0				
INCOME VALUE		0				
PREVIOUS YEAR MKT VALUE		306,092				
ADD 2022 HX - ADAIR						
2022 PORT FROM BREVARD - ADAIR						
5 YR PRCL CH, N/C						
JB ADJUSTED NBHD CODE						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
23022	N/A	0	12/12/1997			
22929	N/A	0	11/10/1997			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1242/0823	12/13/2021	WD	Q	I	01	300,000
GRANTOR: WHALEY ANDREW HOWARD						
GRANTEE: ADAIR JOHN O & MARI						
0983/0494	10/19/2015	D	U	I	19	100
GRANTOR: WHALEY ANDREW HOWARD						
GRANTEE: WHALEY ANDREW HOWAR						
BUILDING NOTES						
BUILDING DIMENSIONS						
FST=[YR=1997] W5 S10 FSP=[YR=1997] N6 W13 STR=[YR=1997] E13 N4 W13 S4\$ S6 E13\$ E5 OWH=[YR=1997] W18 S18 E18 BAS=[YR=1997] W18 S28 PTR=W15 FUS=[YR=1997] N28 W18 S28 E18\$ E15\$ E18 PTR=E15 PCP=[YR=1997] E17 N34 W17 PTO=[YR=1997] E17 N12 W17 S12\$ S34\$ W15\$ N28\$ N18\$ N10\$.						

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	0060	DECK WOOD	0	100	0	0		356.00	SF 5.00	5.00	100	1997	1997	3	20	356	
2	0610	VINYL UTL	0	100	8	6		48.00	SF 6.00	6.00	100	2000	2000	3	20	58	
3	0005	ELEVATOR	0	100	0	0		1.00	UT 29,000.00	29,000.00	100	2000	2000	3	57	16,530	
5	0006	ELECTRIC L	0	100	0	0		1.00	UT 8,500.00	8,500.00	100	2002	2002	3	20	1,700	

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	000810	C	TOWNHOUSE1	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	000195	C	RES WET SLIP	100			0.00	0.00	1.00	UT		1.00	1.00	1.00	15,000.00	15,000.00	15,000							