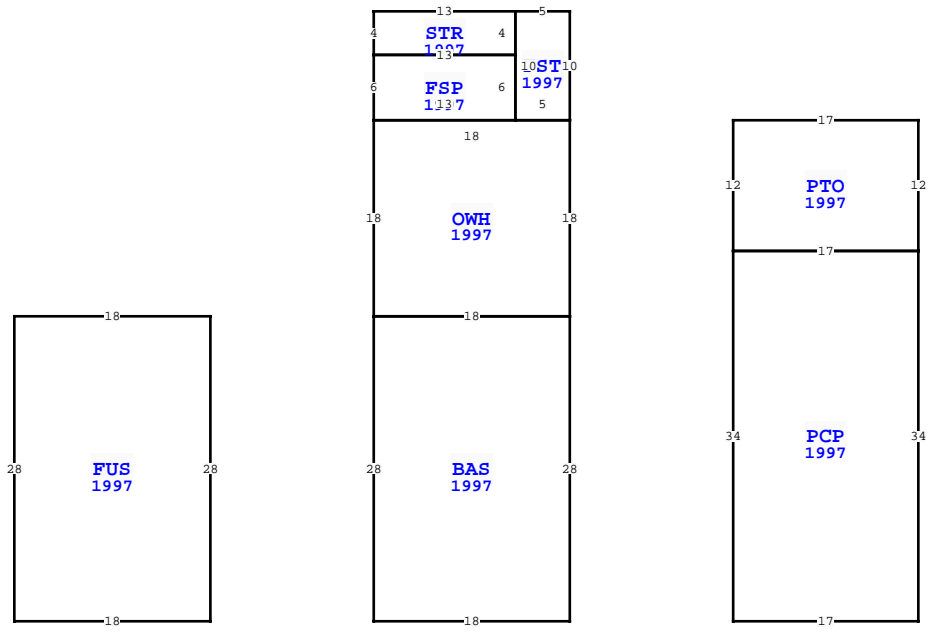




ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
05	PILE CONCR 100				
02	WOOD FRAME 100				
30	VINYL 100				
03	GABLE/HIP 100				
13	GALVALUM 100				
05	DRYWALL 100				
14	CARPET 80				
11	CLAY TILE 20				
04	AIR DUCTED 100				
03	CENTRAL 100				
	2 100				
	3 100				
	0 100				
2.	2. 100				
01	FIREPLACE 100				
	0 100				
03	AVERAGE				
0401	TOWNHOUSE				
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				
VALUATION SUMMARY		PAGE 1 of 1		
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 / V / 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 HOWARD				
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	356.00	SF	5.00	5.00	100	1997	1997	3	20	356	
2	0610	VINYL UTL	0	100	8	48.00	SF	6.00	6.00	100	2000	2000	3	20	58	
3	0005	ELEVATOR	0	100	0	1.00	UT	29,000.00	29,000.00	100	2000	2000	3	57	16,530	
5	0006	ELECTRIC L	0	100	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	DPHT 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							