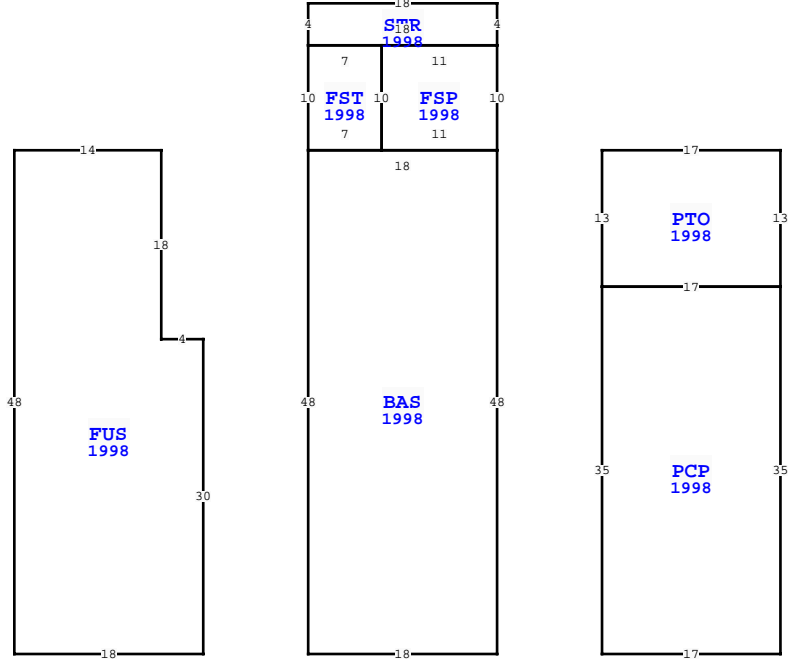


ELEMENT		CD	CONSTRUCTION		
Foundation	05	PILE CONCR	100		
Frame	02	WOOD FRAME	100		
Exterior Wall	30	VINYL	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	13	GALVALUM	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET	80		
Interior Floo	11	CLAY TILE	20		
Heating Type	04	AIR DUCTED	100		
Air Condition	03	CENTRAL	100		
Bedrooms			2 100		
Bathrooms			2.5 100		
Story Height			0 100		
Stories	2.		2. 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	864	100	1998	864	91,084
FSP	110	55	1998	60	6,325
FST	70	55	1998	38	4,006
FUS	792	100	1998	792	83,494
PCP	595	10	1998	60	6,325
PTO	221	5	1998	11	1,159
STR	72	10	1998	7	738
TOTALS	2,724			1,832	193,132

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	TWNHSE	100% - 2020		184.95	338,828	1998	1998	0	0	43.00	57.00
Heated Area: 1656 HX Base Yr 2020											



WAKULLA COUNTY PROPERTY				
VALUATION SUMMARY			PAGE 1 of 1	
VALUATION BY		STANDARD		
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	193,132			
TOTAL MARKET OB/XF VALUE	2,455			
TOTAL LAND VALUE - MARKET	45,000			
TOTAL MARKET VALUE	240,587			
SOH/AGL Deduction	45,770			
ASSESSED VALUE	194,817			
TOTAL EXEMPTION VALUE	HX HB	50,000		
BASE TAXABLE VALUE	144,817			
TOTAL JUST VALUE	240,587			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	246,279			
MM 5 YR CK, CORR XFOB DIMENS, PU XFOB.				
2020 HX APPLIED - TOWNSEND				
JB ADJUSTED NBHD CODE				
5 YR PRCL CH, N/C				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
30617	BTLIFT	0	08/07/2003	
023351	CONDO	0	03/12/1998	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD	SALE PRICE
1116/0392	6/26/2019	WD Q	I 01	222,000
GRANTOR: ROSSI PETER JR				
GRANTEE: TOWNSEND LARRY & TR				
0556/0461	9/01/2004	WD Q	I	400,000
GRANTOR: MCNAMARA				
GRANTEE: ROSSI				
BUILDING NOTES				
BUILDING DIMENSIONS				
STR=[YR=1998] W18 S4 E18 FSP=[YR=1998] W11 FST=[YR=1998] W7 S10 E7 N10\$ S10 E11 BAS=[YR=1998] W18 S48 PTR=W10 FUS=[YR=1998] N30 W4 N18 W14 S48 E18 \$ E10\$ E18 PTR=E10 PCP=[YR=1998] E17 N35 PTO=[YR=1998] N13 W17 S13 E17\$ W17 S35\$ W10\$ N48\$ N10\$ N4\$.				

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
2	0006	ELECTRIC L	0 100	0	0	1.00	UT	8,500.00	8,500.00	100	2003	2003	3	21	1,785	
3	0060	DECK WOOD	0 100	17	14	238.00	SF	5.00	5.00	100	2000	2000	3	20	238	
5	0060	DECK WOOD	0 100	12	12	144.00	SF	5.00	5.00	100	2010	2010	3	60	432	
TOTALS																

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							