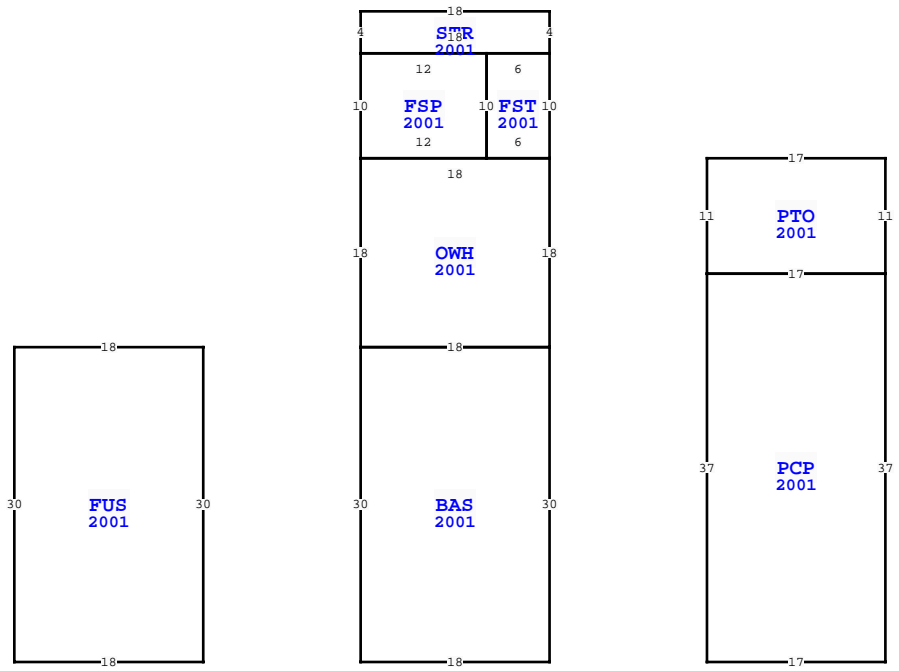


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	05	PILE CONCR	100
Frame	02	WOOD FRAME	100
Exterior Wall	30	VINYL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	13	GALVALUM	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	12	HARDWOOD	30
Heating Type	04	AIR DUCTED	100
Air Condition	03	CENTRAL	100
Bedrooms		2	100
Bathrooms		2.5	100
Story Height		0	100
Stories	2.	2.	100
Units		0	100
Kitchen	GD	GOOD	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
BAS	540	100	2001
FSP	120	55	2001
FST	60	55	2001
FUS	540	100	2001
OWH	324	100	2001
PCP	629	10	2001
PTO	187	5	2001
STR	72	10	2001
TOTALS	2,472		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	TWNHSE	0%	- 2024								
Heated Area: 1404 HX Base Yr											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	320,430		
TOTAL MARKET OB/XF VALUE	7,897		
TOTAL LAND VALUE - MARKET	40,500		
TOTAL MARKET VALUE	368,827		
SOH/AGL Deduction	0		
ASSESSED VALUE	368,827		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	368,827		
TOTAL JUST VALUE	368,827		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	368,458		
FR PRMT CK 1-11-24			
MM 5 YR CK, CORR XFOB DIMENS, PU XFOB.			
COA PER TCO			
AMENDED TRIM SENT TO NEW OWNER			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
028476	CONDO	0	12/18/2001
026213	CONDO	0	02/21/2000
OB21-000224	REPLACE 6 WINDOWS		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1323/0440	7/31/2023	WD	Q	I	01	395,000
GRANTOR: THOMAS MICHAEL JOHN						
GRANTEE: ANDRULIS KENNETH &						
1215/0092	6/18/2021	WD	Q	I	01	350,000
GRANTOR: SARKISIAN SCOTT & ELE						
GRANTEE: THOMAS MICHAEL JOHN						

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	0	17	14		5.00	5.00	100	2002	2002	3	20	238	
2	0211	CONCRETE W	0	0	4	8		6.00	6.00	100	2002	2002	3	20	38	
4	0060	DECK WOOD	0	0	11	12		5.00	5.00	100	2010	2010	3	60	396	
5	0006	ELECTRIC L	0	0	0	0		8,500.00	8,500.00	100	2019	2019	3	85	7,225	

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	0			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	0			0.00	0.00	1.00	UT		1.00	1.00	0.70	15,000.00	10,500.00	10,500							