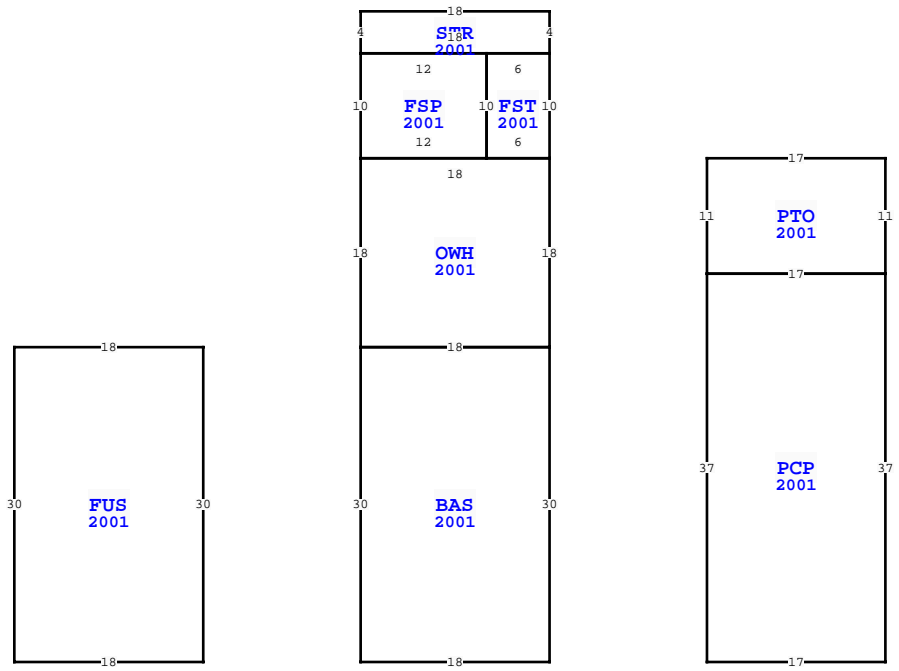




ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
05	PILE CONCR 100				
02	WOOD FRAME 100				
30	VINYL 100				
03	GABLE/HIP 100				
13	GALVALUM 100				
05	DRYWALL 100				
14	CARPET 70				
12	HARDWOOD 30				
04	AIR DUCTED 100				
03	CENTRAL 100				
	2 100				
	2.5 100				
	0 100				
2.	2. 100				
	0 100				
GD	GOOD 100				
03	AVERAGE				
0401	TOWNHOUSE				
4	MKT AREA		03		
256.00	1.50/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	540	100	2001	540	109,375
FSP	120	55	2001	66	13,369
FST	60	55	2001	33	6,684
FUS	540	100	2001	540	109,375
OWH	324	100	2001	324	65,625
PCP	629	10	2001	63	12,760
PTO	187	5	2001	9	1,823
STR	72	10	2001	7	1,418
TOTALS	2,472			1,582	320,430

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0120	01	1,582	163.0800	220.16	348,293	2001	2015	0	0	8.00	92.00
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	100	2002	2002	3	20	238	
2	0211	CONCRETE W	0	0	4	8	SF	6.00	6.00	100	2002	2002	3	20	38	
4	0060	DECK WOOD	0	0	11	12	SF	5.00	5.00	100	2010	2010	3	60	396	
5	0006	ELECTRIC L	0	0	0	0	UT	8,500.00	8,500.00	100	2019	2019	3	85	7,225	
TOTALS																

LAND DESCRIPTION																								
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							