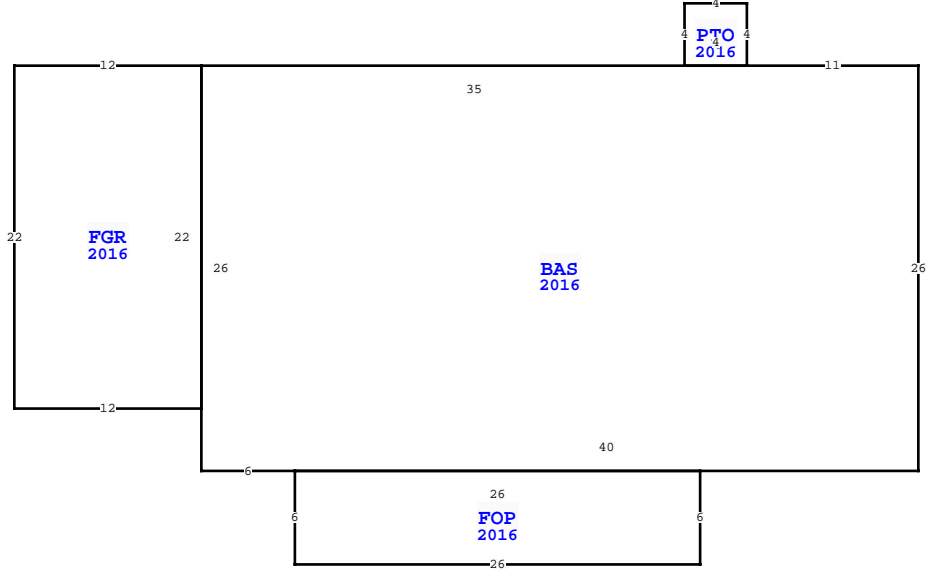




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	02	WOOD FRAME	100
Exterior Wall	05	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Heating Type	04	AIR DUCTED	100
Air Condition	03	CENTRAL	100
Bedrooms		3	100
Bathrooms		2	100
Story Height		0	100
Stories	1.	1.	100
Units		0	100
Quality	03	AVERAGE	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM	2	MKT AREA	10
NEIGHBORHOOD/LOC	000	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,196	100	2016
FGR	264	50	2016
FOP	156	30	2016
PTO	16	5	2016
TOTALS	1,632		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100%	- 2023		152,942	2016	2016	0	0	7.00	93.00	Heated Area: 1196 HX Base Yr 2023	



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			142,236
TOTAL MARKET OB/XF VALUE			5,431
TOTAL LAND VALUE - MARKET			15,000
TOTAL MARKET VALUE			162,667
SOH/AGL Deduction			3,623
ASSESSED VALUE			159,044
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			109,044
TOTAL JUST VALUE			162,667
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			154,412
DN - T&P DIS, PROOF NOT SUBMITTED.			
FR 5 YR CK PU XFOBS			
FRANK SIMMONS DC OR 1230 P 152			
5 YR PRCL CH, N/C			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
16000092	SFD-CO	0	02/12/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1261/0301	4/20/2022	QC	U	I	11	100
GRANTOR: MCCARTY ERIKA						
GRANTEE: MCCARTY ERIKA SIMMO						
1230/0271	9/28/2021	QC	U	I	11	100
GRANTOR: SIMMONS CYNTHIA LIFE						
GRANTEE: MCCARTY ERIKA						

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	0210	CONCRETE D	0	100	21	12			6.00	100	2016	2016	3	72	1,089	
2	0211	CONCRETE W	0	100	24	4			6.00	100	2016	2016	3	72	415	
3	0080	4' CHAINLI	0	100	0	0			13.00	100	2021	2021	3	93	2,805	
4	0955	PRIVACY FE	0	100	0	0			15.00	100	2021	2021	3	98	632	
5	0060	DECK WOOD	0	100	10	10			5.00	100	2021	2021	3	98	490	
TOTALS														5,431		

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	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	15,000.00	15,000.00	15,000							