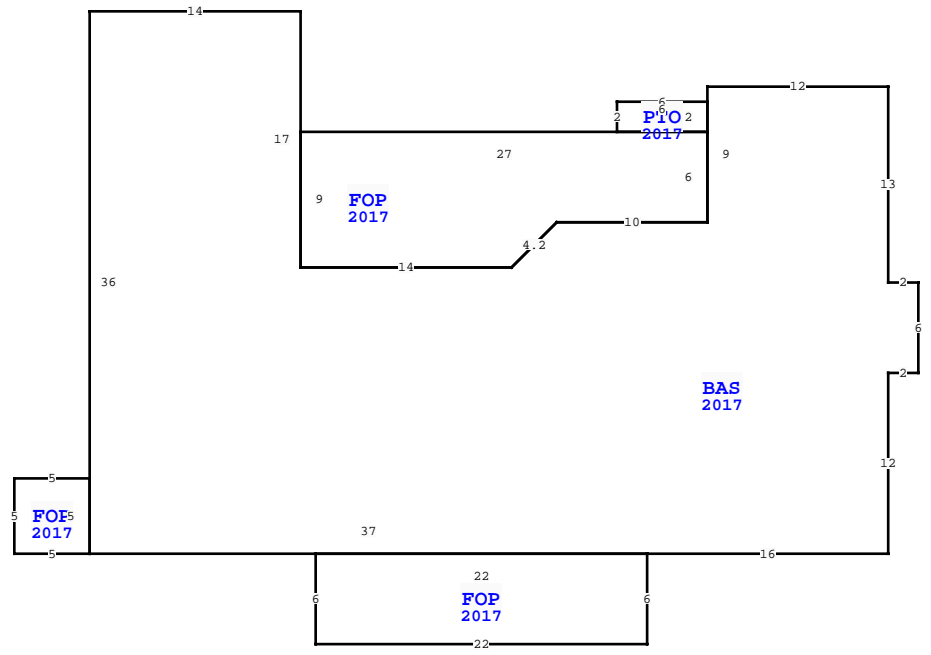


ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	05	WOOD	FRAME	100	
Exterior Wall	02	HARDIE	BRD	100	
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL	100		
Interior Floo	12	HARDWOOD	60		
Interior Floo	14	CARPET	40		
Heating Type	04	AIR DUCTED	100		
Air Condition	03	CENTRAL	100		
Bedrooms		3	100		
Bathrooms		2	100		
Story Height		0	100		
Stories	1.	1.	100		
Units		0	100		
Quality	08	FAIR			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	5	MKT AREA	08		
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,436	100	2017	1,436	135,956
FOP	25	30	2017	8	758
FOP	132	30	2017	40	3,787
FOP	209	30	2017	63	5,964
PTO	12	5	2017	1	95
TOTALS	1,814			1,548	146,560

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,548	106.0200	100.72	155,915	2017	2017	0	0	6.00	94.00
1 SINGLE FAM 100% - 2019 Heated Area: 1436 HX Base Yr 2019											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		149,995	
TOTAL MARKET OB/XF VALUE		18,448	
TOTAL LAND VALUE - MARKET		45,525	
TOTAL MARKET VALUE		213,968	
SOH/AGL Deduction		25,314	
ASSESSED VALUE		188,654	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		138,654	
TOTAL JUST VALUE		213,968	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		214,079	
MM 5 YR CK, PU XFOBS.			
07678-000 FOR KINSEY			
ADD HX/PORT FOR 2019, TRANSFERRED FROM			
SOH PORTED FROM 10195-021 FOR 2018/HURST			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OBN24-00033	IN-GROUND POOL-CC		07/12/2024
17001144	WORKSHOP-CO\	0	09/22/2017
17000605	SFD-CO	0	05/16/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1201/0811	4/01/2021	CR U	I	I	30	100
GRANTOR: KINSEY THOMAS EDWIN &						
GRANTEE: KINSEY THOMAS EDWIN						
1198/0236	6/25/2018	CR U	I	I	11	100
GRANTOR: HURST JEREMY R & HURS						
GRANTEE: KINSEY THOMAS EDWIN						

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	6	18	108.00	SF	6.00	6.00	100	2017	2017	3	76	492	
2	0211	CONCRETE W	0	100	0	0	88.00	SF	6.00	6.00	100	2021	2021	3	93	491	
3	0525	UTL BLD <1	0	100	6	6	36.00	SF	0.00	0.00	100	2021	2021	3	93	0	
4	0211	CONCRETE W	0	100	2	6	12.00	SF	6.00	6.00	100	2021	2021	3	93	67	
5	0060	DECK WOOD	0	100	8	4	32.00	SF	5.00	5.00	100	2019	2019	3	96	154	
6	0940	OPEN SHED	0	100	17	4	68.00	SF	4.00	4.00	100	2021	2021	3	93	253	
7	0025	BARN, POLE	0	100	24	24	576.00	SF	12.50	12.50	100	2021	2021	3	93	6,696	
8	0210	CONCRETE D	0	100	1	24	24.00	SF	6.00	6.00	100	2021	2021	3	93	134	
9	0030	BARN, POLE	0	100	28	24	672.00	SF	9.00	9.00	100	2021	2021	3	93	5,625	
10	0050	CARPORT UN	0	100	35	15	525.00	SF	9.00	9.00	100	2021	2021	3	96	4,536	
TOTAL OB/XF															18,448		

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	6.07	AC		1.00	1.00	1.00	7,500.00	7,500.00	45,525							

