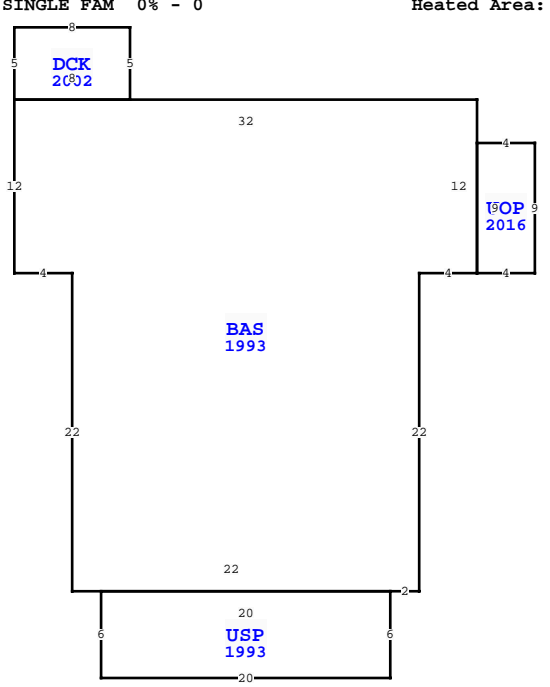




ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
04	SINGLE SID 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
09	PINE WOOD 70				
11	CLAY TILE 30				
04	AIR DUCTED 100				
03	CENTRAL 100				
1	2 100				
1	1 100				
1	0 100				
1	1. 100				
	0 100				
02	BELOW AVERAGE				
0100	SINGLE FAMILY				
5	MKT AREA		02		
40.00	1.25/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	912	100	1993	912	56,731
DCK	40	10	2002	4	249
UOP	36	20	2016	7	435
USP	120	40	1993	48	2,986
TOTALS	1,108			971	60,400

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	971	89.1650	105.88	102,809	1955	1990		0	41.25	58.75
1 SINGLE FAM 0% - 0 Heated Area: 912 HX Base Yr											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			60,400
TOTAL MARKET OB/XF VALUE			240
TOTAL LAND VALUE - MARKET			16,200
TOTAL MARKET VALUE			76,840
SOH/AGL Deduction			15,376
ASSESSED VALUE			61,464
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			61,464
TOTAL JUST VALUE			76,840
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			65,802

5 YR PRCL CK, CHG HTTP.			
5 YR PRCL CH, CHG QUAL, PU CORR TRAV			
00829-001 SAME OWNER LOT # 27			
INT, FLOOR & BEDS, DEL XFOB LN 2 & MOVE TO			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000077	GAS	0	05/14/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1106/0814	4/11/2019	CR U	I	I	11	100
GRANTOR: ENGSTROM R TODD & KIM						
GRANTEE: TBC PROPERTIES LLC						
1090/0451	10/31/2018	WD Q	I	I	01	62,500
GRANTOR: ENGSTROM R TODD & KIM						
GRANTEE: TBC PROPERTIES LLC						

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	0620	WOOD UTL B	0	0	20	10		200.00	SF	6.00				240	

BUILDING NOTES			
65 MUNICIPAL AVE, SOPCHOPPY			

BUILDING DIMENSIONS			
BAS=[YR=1993] W32 DCK=[YR=2002] E8 N5 W8 S5\$ S12 E4 S22 E22			
USP=[YR=1993] W20 S6 E20 N6\$ E2 N22 E4 UOP=[YR=2016] E4 N9			
W4 S9\$ N12\$.			

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	0			50.00	142.00	1.00	LT		1.00	1.00	0.90	18,000.00	16,200.00	16,200							