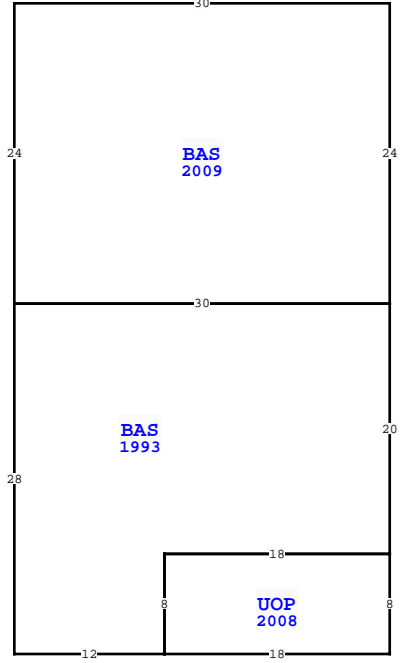




ELEMENT		CD		CONSTRUCTION	
Foundation	01	WOOD	FRAME	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	04	SINGLE	SID	60	
Exterior Wall	05	HARDIE	BRD	40	
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	07	NONE	100		
Interior Floo	02	MIN	PLYWD	100	
Heating Type	01	NONE	100		
Air Condition	01	NONE	100		
Bedrooms		3	100		
Bathrooms		2	100		
Story Height		0	100		
Stories	1.	1.	100		
Units		0	100		
Condition Adj	11	FAIR	100		
Quality	01	MINIMUM			
DOR CODE	0100	SINGLE	FAMILY		
MAP NUM	5	MKT AREA	02		
NEIGHBORHOOD/LOC	40.00	1.25/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	696	100	1993	696	8,145
BAS	720	100	2009	720	8,426
UOP	144	20	2008	29	339
TOTALS	1,560			1,445	16,911

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,445	32.8500	39.01	56,369	1960	1960	0	0	10	60.00	30.00
1 SINGLE FAM 0% - 2023 Heated Area: 1416 HX Base Yr												



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	16,911		
TOTAL MARKET OB/XF VALUE	873		
TOTAL LAND VALUE - MARKET	18,000		
TOTAL MARKET VALUE	35,784		
SOH/AGL Deduction	81		
ASSESSED VALUE	35,703		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	35,703		
TOTAL JUST VALUE	35,784		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	32,457		
MM SALES CK, CH UOP TO BAS, COND TO FAIR,			
NW CH COND TO GOOD - RENOVATIONS			
MM NW CHG TO LIVABLE FAIR COND DEMO XFOB			
5 YR PRCL CK NC			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2010547	ADD TO RESIDENTIA	0	07/07/2010
20091012	LAWN STORAGE	0	12/28/2009
200977	REROOF-MTL	0	01/27/2009
20081055	REPLC/EXPAND DCK	0	12/22/2008
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD SALE PRICE
1264/0045	4/29/2022	WD Q	I 01 65,000
GRANTOR: GF & A REALTY LLC			
GRANTEE: SANDERS KRISTI JEAN			
1110/0896	5/22/2019	QC U	I 11 100
GRANTOR: MORGAN TARA			
GRANTEE: GF & A REALTY LLC			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=2009] W30 S24 E30 BAS=[YR=1993] W30 S28 E12 N8 E18			
UOP=[YR=2008] W18 S8 E18 N8\$ N20\$ N24\$.			

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	0630	METAL UTL	0	0 12 23	276.00	SF	8.00	8.00	100	1988	1988	3 20	442	
2	0620	WOOD UTL B	0	0 8 23	184.00	SF	6.00	6.00	100	2009	2009	3 39	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	0			50.00	142.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000								