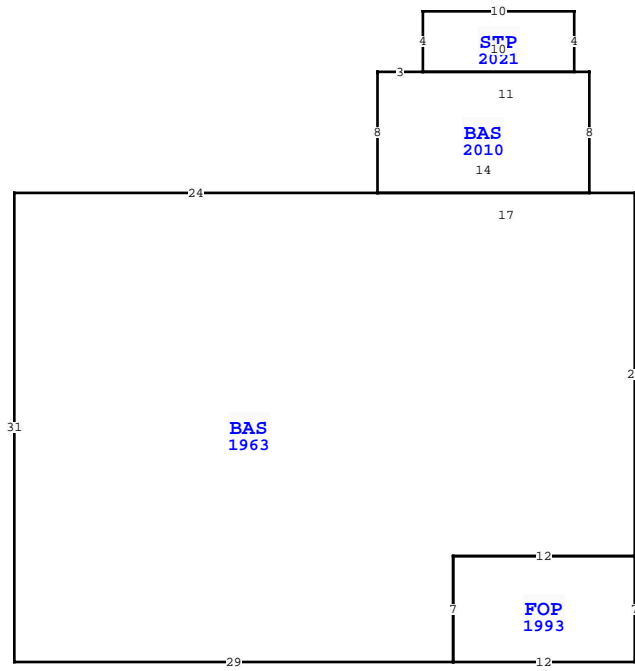


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
01	WOOD FRAME 100				
02	WOOD FRAME 100				
05	HARDIE BRD 50				
19	COMMON BRK 50				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
04	PLYWOOD 100				
14	CARPET 80				
11	CLAY TILE 20				
04	AIR DUCTED 100				
03	CENTRAL 100				
	Bedrooms	3	100		
	Bathrooms	1	100		
	Story Height	0	100		
1.	1. 100				
	Units	0	100		
08	FAIR				
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	1,187	100	1963	1,187	114,285
BAS	112	100	2010	112	10,783
FOP	84	30	1993	25	2,407
STP	40	10	2021	4	385
TOTALS	1,423			1,328	127,861

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,328	105.3000	125.04	166,053	1963	2000	0	0	23.00	77.00	
1 SINGLE FAM			100% - 2023	Heated Area: 1299				HX Base Yr 2023				



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		127,861	
TOTAL MARKET OB/XF VALUE		523	
TOTAL LAND VALUE - MARKET		9,000	
TOTAL MARKET VALUE		137,384	
SOH/AGL Deduction		20,833	
ASSESSED VALUE		116,551	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		66,551	
TOTAL JUST VALUE		137,384	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		113,156	
EYB ADJ BY JS TO 2000 WITH NO NOTE			
CC FOR NEW WINDOWS AUG 2022			
MM CK PERMIT; CHG TRAVERSE, PU XFOB			
TYPO CORRECTED IN MAILING ADDR			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000287	WINDOWS-CC	0	05/18/2022
2014539	RE-ROOF	0	06/27/2014
2013358	MECH	0	06/05/2013
2010629	SEWER	0	07/15/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1249/0327	1/26/2022	WD Q	Q	I	01	130,000
GRANTOR: KINSEY ANDREW E & DON						
GRANTEE: PAUL ANNA						
1073/0305	5/15/2018	WD Q	Q	I	01	60,000
GRANTOR: BURGE INEZ						
GRANTEE: KINSEY ANDREW E & D						

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	0130	FIRE PLACE	0	100	0	1.00	UT	1,300.00	1,300.00	100	1963	1963	3	20	260	
2	0211	CONCRETE W	0	100	18	5	SF	6.00	6.00	100	1980	1980	3	20	108	
3	0620	WOOD UTL B	0	100	10	6	SF	6.00	6.00	100	2010	2010	3	43	155	
4	0605	PORT VINYL	0	100	4	2	SF	0.00	0.00	100	2020	2020	3	89	0	
TOTALS													523			

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	DPHT 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			50.00	142.00	1.00	LT		1.00	1.00	1.00	9,000.00	9,000.00	9,000							