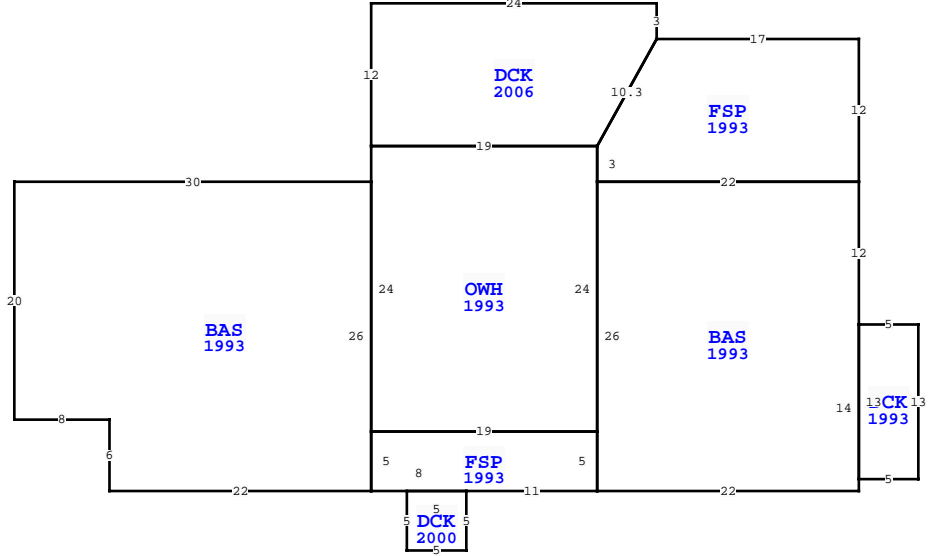


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
03	CONCR STEM 100				
02	WOOD FRAME 100				
06	BD/BATTEN 100				
03	GABLE/HIP 100				
01	MINIMUM 100				
06	CUST PANEL 100				
09	PINE WOOD 100				
04	AIR DUCTED 100				
03	CENTRAL 100				
	3 100				
	1 100				
	0 100				
1.	1. 100				
	0 100				
03	AVERAGE				
0100	SINGLE FAMILY				
4	MKT AREA	03			
NEIGHBORHOOD/LOC		32.00	1.25/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	572	100	1993	572	47,237
BAS	732	100	1993	732	60,450
DCK	65	10	1993	6	495
DCK	25	10	2000	2	165
DCK	266	10	2006	27	2,230
FSP	95	55	1993	52	4,294
FSP	242	55	1993	133	10,984
OWH	456	100	1993	456	37,657
TOTALS	2,453			1,980	163,512

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,980	114.0000	135.38	268,052	1984	1984	0	0	0	39.00	61.00
1 SINGLE FAM 0% - 0												
Heated Area: 1760 HX Base Yr												



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		163,512	
TOTAL MARKET OB/XF VALUE		8,710	
TOTAL LAND VALUE - MARKET		247,500	
TOTAL MARKET VALUE		419,722	
SOH/AGL Deduction		114,448	
ASSESSED VALUE		305,274	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		305,274	
TOTAL JUST VALUE		419,722	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		354,735	
5 YR CH MM 5/15/23 UPDATE XFOB			
5 YR PRCL CK, N/C			
S/O LOT 17 TO NEW PRCL 03895-001			
CODE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000780	ELECTRICAL	0	08/17/2020
19000930	PORCH-CO	0	06/14/2019
19000931	PORCH REPAIR-CO	0	06/14/2019
16000486	MECH	0	05/19/2016
2007677	REPR DOCK	0	05/07/2007
031058	SEAWALL	0	12/01/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1085/0623	9/13/2018	WD	Q	I	01	375,000
GRANTOR: SANDERS RICHARD WRIGH						
GRANTEE: HAMIL CLAY						
0633/0518	12/22/2005	QC	Q	I	01	100
GRANTOR: SANDERS DOROTHY J (AL						
GRANTEE: SANDERS RICHARD WRI						

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	0820	SEAWALL,WO	0	0	0	175.00	LF	34.00	34.00	100	2003	2003	3	21	1,250	
2	0150	FIRE PLACE	0	0	0	1.00	UT	2,500.00	2,500.00	100	2000	2000	3	57	1,425	
3	0375	WOOD WALK	0	0	110	5	SF	15.00	15.00	100	2007	2007	3	30	2,475	
4	0350	BOATDOCK A	0	0	24	12	SF	26.40	26.40	100	2007	2007	GD	30	2,281	
5	0375	WOOD WALK	0	0	24	5	SF	15.00	15.00	100	2007	2007	3	30	540	
6	0740	UNFINISH O	0	0	12	8	SF	11.00	11.00	100	2008	2008	3	70	739	
TOTALS													8,710			

LAND DESCRIPTION																								
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	000132	C	SFR RIVER	0			150.00	223.00	150.00	FF		1.00	1.00	1.00	1,650.00	1,650.00	247,500							