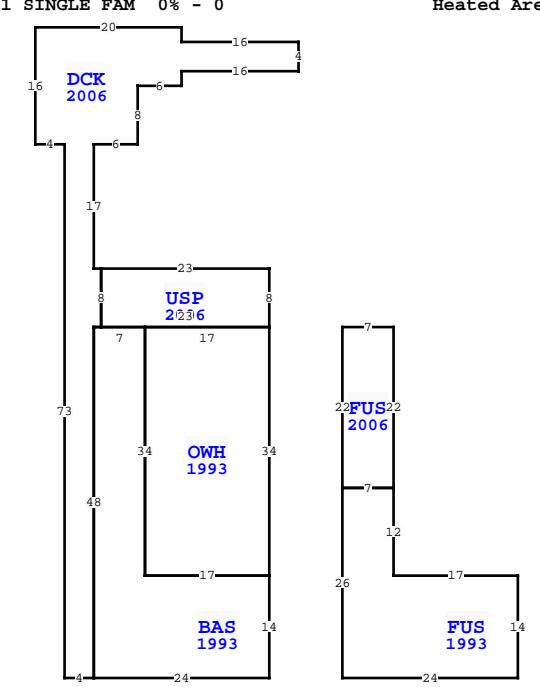


ELEMENT		CD	CONSTRUCTION		
Foundation	03	CONCR	STEM	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	30	VINYL	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	50		
Interior Wall	06	CUST PANEL	50		
Interior Floo	14	CARPET	70		
Interior Floo	08	SHT VINYL	30		
Heating Type	04	AIR DUCTED	100		
Air Condition	03	CENTRAL	100		
Bedrooms		2	100		
Bathrooms		2	100		
Story Height		0	100		
Stories	1.5	1.5	100		
Units		0	100		
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	5	MKT AREA		13	
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	574	100	1993	574	44,701
DCK	636	10	2006	64	4,984
FUS	420	100	1993	420	32,708
FUS	154	100	2006	154	11,993
OWH	578	100	1993	578	45,013
USP	184	40	2006	74	5,763
TOTALS	2,546			1,864	145,162

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	0%	- 0		198,852	1978	1996	0	0	27.00	73.00
Heated Area: 1726 HX Base Yr											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			145,162
TOTAL MARKET OB/XF VALUE			3,924
TOTAL LAND VALUE - MARKET			30,000
TOTAL MARKET VALUE			179,086
SOH/AGL Deduction			75
ASSESSED VALUE			179,011
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			179,011
TOTAL JUST VALUE			179,086
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			166,209
MM 5 YR CK, PU XFOBS			
INCR EYB 1992-1996 RE-ROOF-CC 9-2022			
EXEMPTIONS FOR LEON CO			
INCOMPLETE APP- NEED TO SIGN PORT APP TO			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000897	RE-ROOF-CC	0	08/31/2022
20052028	REMODEL/CO-7/5/6	0	02/24/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0985/0737	11/20/2015	WD Q	Q	I	01	120,000
GRANTOR: SEWELL JOHN T INDIVID						
GRANTEE: HAGY TREVA M & EASL						
0985/0733	10/16/2015	CR U	U	I	11	100
GRANTOR: SARAH JETT INDIVIDUAL						
GRANTEE: SEWELL JOHN T INDIV						

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	0140	FIRE PLACE	0	0	0	0	1.00	UT	1,900.00	1,900.00	100	2006	2006	3	66	1,254	
2	0300	B-B-QUE AV	0	0	0	0	1.00	UT	400.00	400.00	100	2006	2006	3	27	108	
3	0350	BOATDOCK A	0	0	12	12	144.00	SF	24.00	24.00	100	2007	2007	3	30	1,037	
4	0375	WOOD WALK	0	0	31	3	93.00	SF	15.00	15.00	100	2007	2007	3	30	419	
5	0955	PRIVACY FE	0	0	0	0	76.00	LF	15.00	15.00	100	2020	2020	3	97	1,106	
6	0055	PORTABLE C	0	0	20	18	360.00	SF	0.00	0.00	100	2020	2020	3	89	0	
7	0055	PORTABLE C	0	0	15	12	180.00	SF	0.00	0.00	100	2022	2022	3	97	0	
8	0700	PORT BLDG	0	0	5	12	60.00	SF	0.00	0.00	100	2022	2022	3	98	0	

TOTAL OB/XF											
3,924											
BLD DATE	08/17/2017	MMSR	LGL DATE								
XF DATE	08/17/2017	MMSR	LAND DATE	08/17/2017 MMSR							
INC DATE			AG DATE								

BUILDING NOTES											
BUILDING DIMENSIONS											
OWH=[YR=1993] W17 S34 E17 BAS=[YR=1993] W17 N34 W7 S48 E24											
PTR=E10 FUS=[YR=1993] E24 N14 W17 N12 W7 FUS=[YR=2006] E7 N22											
W7 S22\$ S26\$ W10\$ N14\$ N34\$ USP=[YR=2006] N8 W23 S8											
DCK=[YR=2006] N8 W1 N17 E6 N8 E6 N2 E16 N4 W16 N2 W20 S16 E4											
S73 E4 N48 E1\$ E23\$.											

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	000132	C	SFR RIVER	0			60.00	220.00	60.00	FF		1.00	1.00	1.00	500.00	500.00	30,000							