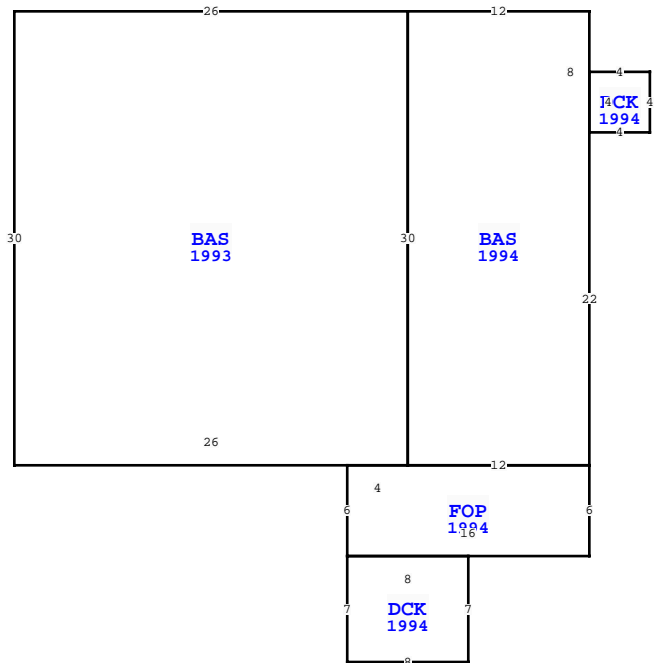


BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Foundation	01	WOOD FRAME	100		
Frame	02	WOOD FRAME	100		
Exterior Wall	05	HARDIE BRD	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	13	GALVALUM	100		
Interior Wall	02	WALL BD/WD	100		
Interior Floo	09	PINE WOOD	100		
Heating Type	02	CONVECTION	100		
Air Condition	03	CENTRAL	100		
Bedrooms		3	100		
Bathrooms		2	100		
Story Height		0	100		
Stories	1.	1.100			
Units		0	100		
Quality	02	BELOW AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	1	MKT AREA	09		
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	780	100	1993	780	38,093
BAS	360	100	1994	360	17,582
DCK	16	10	1994	2	97
DCK	56	10	1994	6	293
FOP	96	30	1994	29	1,416
TOTALS	1,308			1,177	57,482

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,177	91.8000	87.21	102,646	1960	1979	0	0	44.00	56.00
1 SINGLE FAM 100% - 2022 Heated Area: 1140 HX Base Yr 2022											



WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE		57,482			
TOTAL MARKET OB/XF VALUE		2,160			
TOTAL LAND VALUE - MARKET		11,250			
TOTAL MARKET VALUE		70,892			
SOH/AGL Deduction		0			
ASSESSED VALUE		70,892			
TOTAL EXEMPTION VALUE		HX HB 45,892			
BASE TAXABLE VALUE		25,000			
TOTAL JUST VALUE		70,892			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		72,048			
JS 5 YR CK, DEMO XF0B.					
CORRECT AC TO 1.5 AC PER LEGAL AND MAPPING					
COA PER NCOA MOVED ACCNT REPORT WCPA TRIM					
CAPPED AGL 10% DISCOVERY ITEMS'					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V / I /	RSN CD	SALE PRICE
1238/0774	11/16/2021	WD Q	I	01	87,500
GRANTOR: CUCINELLA ERICA C					
GRANTEE: SCHWIMMER ANA					
0982/0671	10/02/2015	WD Q	I	01	66,000
GRANTOR: HINCHEE ROBERT & KATH					
GRANTEE: CUCINELLA ERICA C					
BUILDING NOTES					
BUILDING DIMENSIONS					
BAS=[YR=1994] W12 BAS=[YR=1993] W26 S30 E26 N30\$ S30					
FOP=[YR=1994] W4 S6 DCK=[YR=1994] S7 E8 N7 W8\$ E16 N6 W12\$					
E12 N22 DCK=[YR=1994] E4 N4 W4 S4\$ N8\$.					

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	0955	PRIVACY FE	0	100	0	0		240.00	LF	15.00				15.00	2,160	

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	100			0.00	0.00	1.50	AC		1.00	1.00	1.00	7,500.00	7,500.00	11,250							