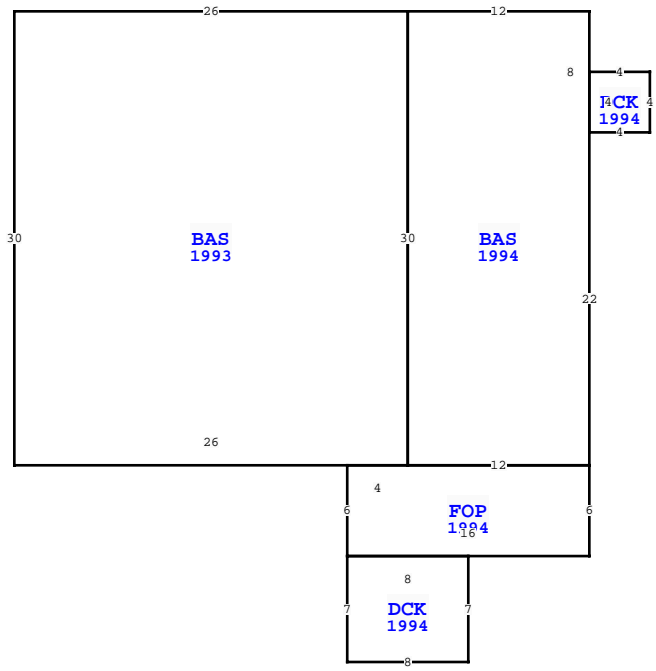


ELEMENT		CD	BUILDING CHARACTERISTICS		CONSTRUCTION	
Foundation	01	WOOD FRAME	100			
Frame	02	WOOD FRAME	100			
Exterior Wall	05	HARDIE BRD	100			
Roof Structur	03	GABLE/HIP	100			
Roof Cover	13	GALVALUM	100			
Interior Wall	02	WALL BD/WD	100			
Interior Floo	09	PINE WOOD	100			
Heating Type	02	CONVECTION	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			
VALUATION SUMMARY			PAGE 1 of 1
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 / U	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						

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	240.00	LF	15.00	15.00	100	2010	2010	3	60	2,160	

BLD DATE	03/31/2017	RTJT	LGL DATE	
XF DATE	03/31/2017	RTJT	LAND DATE	11/30/2021
INC DATE			AG DATE	PB

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\$.

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							