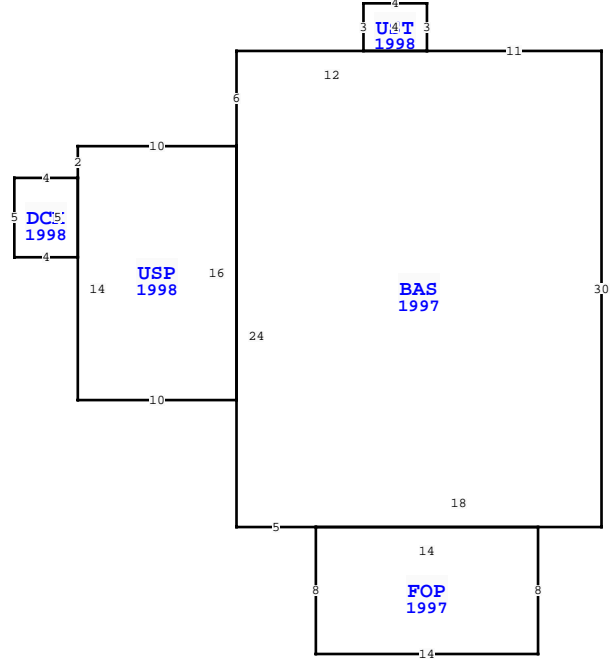




ELEMENT		CD	CONSTRUCTION		
Foundation	01	WOOD	FRAME	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	11	AVERAGE		100	
Roof Structure	03	GABLE/HIP		100	
Roof Cover	12	MODULAR MT		100	
Interior Wall	06	CUST PANEL		100	
Interior Floor	09	PINE WOOD		100	
Heating Type	01	NONE		100	
Air Condition	02	WINDOW		100	
Bedrooms		2		100	
Bathrooms		1		100	
Story Height		0		100	
Stories	1.	1.		100	
Units		0		100	
Quality	08	FAIR			
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	690	100	1997	690	52,694
DCK	20	10	1998	2	152
FOP	112	30	1997	34	2,596
USP	160	40	1998	64	4,888
UST	12	45	1998	5	382
TOTALS	994			795	60,713

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100% - 2021		99.18	78,848	1960	2000	0	0	23.00	77.00
Heated Area: 690 HX Base Yr 2021											



WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE				60,713		
TOTAL MARKET OB/XF VALUE				144		
TOTAL LAND VALUE - MARKET				16,000		
TOTAL MARKET VALUE				76,857		
SOH/AGL Deduction				1,236		
ASSESSED VALUE				75,621		
TOTAL EXEMPTION VALUE				50,000		
BASE TAXABLE VALUE				25,621		
TOTAL JUST VALUE				76,857		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				77,645		
JS 5 YR CK, DEMO XFOB, PU XFOB.						
ADD HX FOR 2021- DONOVA & ROHE						
5 YR PRCL CH, N/C						
NEW TRAV						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
023784	RENW/PRMT	0	07/01/1998			
22116	N/A	0	04/11/1997			
21777	N/A	0	07/17/1996			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1165/0616	8/17/2020	WD	Q	I	01	79,900
GRANTOR: KAYSER ROBERT N						
GRANTEE: DONOVA NIYA KIRILOV						
0659/0356	5/26/2006	WD	Q	I	03	88,000
GRANTOR: LEITNER RICHARD						
GRANTEE: KAYSER ROBERT N						
BLD DATE						04/17/2017
XF DATE						04/17/2017
INC DATE						
LGL DATE						04/17/2017
LAND DATE						RTRT
AG DATE						
BLD DATE						04/17/2017
XF DATE						04/17/2017
INC DATE						
LGL DATE						04/17/2017
LAND DATE						RTRT
AG DATE						

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	0625	PORT WD UT	0	100	10	12			6.00	100	1998	1998	3	20	144	
2	0055	PORTABLE C	0	100	20	18			0.00	100	2019	2019	3	85	0	

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	DPTH 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				0.00	0.00	2.00	LT		1.00	1.00	1.00	8,000.00	8,000.00	16,000							