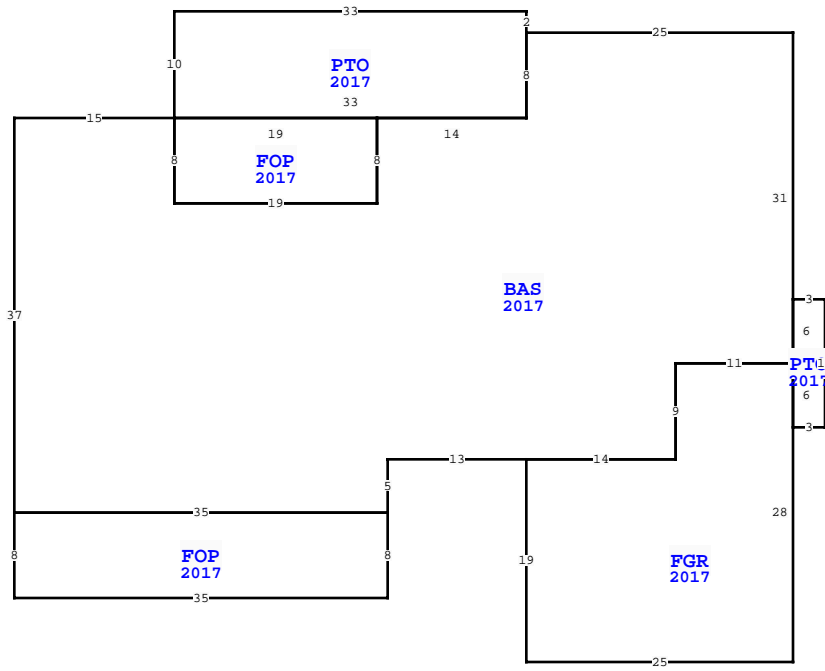


ELEMENT		CD	CONSTRUCTION
Foundation	02	CONCR	SLAB 100
Frame	05	WOOD	FRAME 100
Exterior Wall	02	HARDIE	BRD 100
Roof Structur	03	GABLE/HIP	100
Roof Cover	13	GALVALUM	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	100
Heating Type	04	AIR DUCTED	100
Air Condition	03	CENTRAL	100
Bedrooms			3 100
Bathrooms			3 100
Story Height			0 100
Stories	1.		1. 100
Units			0 100
Quality	03	AVERAGE	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM	2	MKT AREA	10
NEIGHBORHOOD/LOC	202.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,460	100	2017
FGR	574	50	2017
FOP	152	30	2017
FOP	280	30	2017
PTO	36	5	2017
PTO	330	5	2017
TOTALS	3,832		

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%	- 2018		Heated Area: 2460					HX Base Yr 2018	



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	302,472		
TOTAL MARKET OB/XF VALUE	54,413		
TOTAL LAND VALUE - MARKET	70,000		
TOTAL MARKET VALUE	426,885		
SOH/AGL Deduction	77,935		
ASSESSED VALUE	348,950		
TOTAL EXEMPTION VALUE	HX HB 50,000		
BASE TAXABLE VALUE	298,950		
TOTAL JUST VALUE	426,885		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	432,769		
5 YR PRCL CK, PU XFOB LN 3-7, PU XFOB LN 8.			
5 YR PRCL CH, PU XFOB LN 2			
TO GADSDEN COUNTY			
MLD LATE FILE APPROVAL LETTER. EMAILED DR501T			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000989	SWIMMING POOL-CO	0	07/05/2019
18000063	POLE BARN-CO	0	01/30/2018
17000484	SFD-CO	0	05/03/2017
17000037	ELEC	0	01/11/2017
028012	ELEC	0	07/24/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1338/0352	11/28/2023	QC	U	I	11	100
GRANTOR: CHENTNIK MATTHEW & AM						
GRANTEE: CHENTNIK MATTHEW DA						
1022/0405	1/05/2017	WD	Q	V	01	75,000
GRANTOR: RICKS GENE & GLENDA						
GRANTEE: CHENTNIK MATTHEW &						

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	0130	FIRE PLACE	0	100	0	1.00	UT	1,300.00	1,300.00	100	2017	2017	3	88	1,144	
2	0230	POOL, CONCR	0	100	31	558.00	SF	65.00	65.00	100	2019	2019	3	85	30,830	
3	0211	CONCRETE W	0	100	0	1,287.00	SF	6.00	6.00	100	2019	2019	3	85	6,564	
4	0080	4' CHAINLI	0	100	0	256.00	LF	13.00	13.00	100	2019	2019	3	85	2,829	
5	1450	SOLAR PANE	0	100	0	2.00	UT	0.00	0.00	100	2019	2019	3	85	0	
6	0025	BARN, POLE	0	100	36	864.00	SF	12.50	12.50	100	2018	2018	3	80	8,640	
7	0210	CONCRETE D	0	100	36	864.00	SF	6.00	6.00	100	2019	2019	3	85	4,406	

BLD DATE		02/10/2020	RTJT	LGL DATE	03/21/2019	JB
XF DATE	02/10/2020	RTJT	AG DATE			
INC DATE						

BUILDING NOTES														
BAS=[YR=2017] W25 PTO=[YR=2017] N2 W33 S10 E33 N8\$ S8 W14														
FOP=[YR=2017] W19 S8 E19 N8\$ S8 W19 N8 W15 S37 FOP=[YR=2017]														
S8 E35 N8 W35\$ E35 N5 E13 FGR=[YR=2017] S19 E25 N28 W11 S9														
W14\$ E14 N9 E11 PTO=[YR=2017] S6 E3 N12 W3 S6\$ N31\$.														

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	1.00	LT		1.00	1.00	1.00	70,000.00	70,000.00	70,000							