

ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
01	WOOD FRAME 100		
02	WOOD FRAME 100		
05	HARDIE BRD 100		
03	GABLE/HIP 100		
12	MODULAR MT 100		
05	DRYWALL 100		
07	VYL PLANK 100		
13	HEAT PUMP 100		
13	HEAT PUMP 100		
	3 100		
	1 100		
	0 100		
1.	1. 100		
	0 100		
03	AVERAGE		
0100	SINGLE FAMILY		
2	MKT AREA	10	
000	1.00/		
	TOTAL GROSS AREA		
	PCT OF BASE		
	YEAR		
	TOT ADJ AREA		
	SUBAREA MARKET VALUE		
BAS	1,040	100	1993
DCK	224	10	1993
USP	128	40	1993
TOTALS	1,392		1,113
			96,780

MARKET ADJUSTMENTS																															
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																				
0100	01	1,113	113.0000	107.35	119,481	1964	2004		0	0	19.00	81.00																			
1 SINGLE FAM 0% - 0 Heated Area: 1040 HX Base Yr																															
<table border="1"> <thead> <tr> <th>BLD DATE</th> <td>05/30/2018</td> <th>RTJ/T</th> <td></td> <th>LGL DATE</th> <td></td> </tr> <tr> <th>XF DATE</th> <td>05/30/2018</td> <th>RTJ/T</th> <td></td> <th>LAND DATE</th> <td>05/30/2018</td> </tr> <tr> <th>INC DATE</th> <td></td> <th></th> <td></td> <th>AG DATE</th> <td></td> </tr> </thead> </table>														BLD DATE	05/30/2018	RTJ/T		LGL DATE		XF DATE	05/30/2018	RTJ/T		LAND DATE	05/30/2018	INC DATE				AG DATE	
BLD DATE	05/30/2018	RTJ/T		LGL DATE																											
XF DATE	05/30/2018	RTJ/T		LAND DATE	05/30/2018																										
INC DATE				AG DATE																											

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		96,780	
TOTAL MARKET OB/XF VALUE		17,179	
TOTAL LAND VALUE - MARKET		4,250	
TOTAL MARKET VALUE		118,209	
SOH/AGL Deduction		37,628	
ASSESSED VALUE		80,581	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		80,581	
TOTAL JUST VALUE		118,209	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		73,255	
5 YR PRCL CK, 2-5-2024, CHG EYB TO 2004, EXW TO #5, FL			
MM LEFT DOOR HANGER			
5 YR PRCL CK, N/C			
5 YR PRCL CH, CHG CODE XFOB LN 2			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2007984	ADDITION-EXPIRED	0	07/10/2007
2006631	REROOF	0	04/07/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1048/0129	9/25/2017	QC	U	I	11	0
GRANTOR: JRR PROPERTY INVESTME						
GRANTEE: BANDUR JOSEPH						
1048/0060	8/29/2017	QC	U	I	11	0
GRANTOR: GRANITE INVESTMENT GR						
GRANTEE: JRR PROPERTY INVEST						

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	0220	POOL VINYL	0	0	16	32			60.00	100	1985	1985	3	40	12,288	
2	0700	PORT BLDG	0	0	12	10			8.00	100	1982	1982	3	20	192	
3	0050	CARPORT UN	0	0	25	25			9.00	100	1985	1985	3	35	1,969	
4	0210	CONCRETE D	0	0	0	0			6.00	100	1985	1985	3	20	346	
6	0080	4' CHAINLI	0	0	0	0			13.00	100	1987	1987	3	20	1,664	
7	0955	PRIVACY FE	0	0	0	0			15.00	100	2006	2006	3	30	720	
TOTALS														17,179		

BUILDING NOTES													
BAS=[YR=1993;ORIG=0,0] W40 S26 E24 E16 N26 \$													
DCK=[YR=1993;ORIG=0,34] E8 N28 W8 S28 \$													
USP=[YR=1993;ORIG=-16,26] S8 E16 N8 W16 \$													

BUILDING DIMENSIONS													
BAS=[YR=1993;ORIG=0,0] W40 S26 E24 E16 N26 \$													
DCK=[YR=1993;ORIG=0,34] E8 N28 W8 S28 \$													
USP=[YR=1993;ORIG=-16,26] S8 E16 N8 W16 \$													

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	0			0.00	0.00	0.85	AC		1.00	1.00	1.00	5,000.00	5,000.00	4,250							