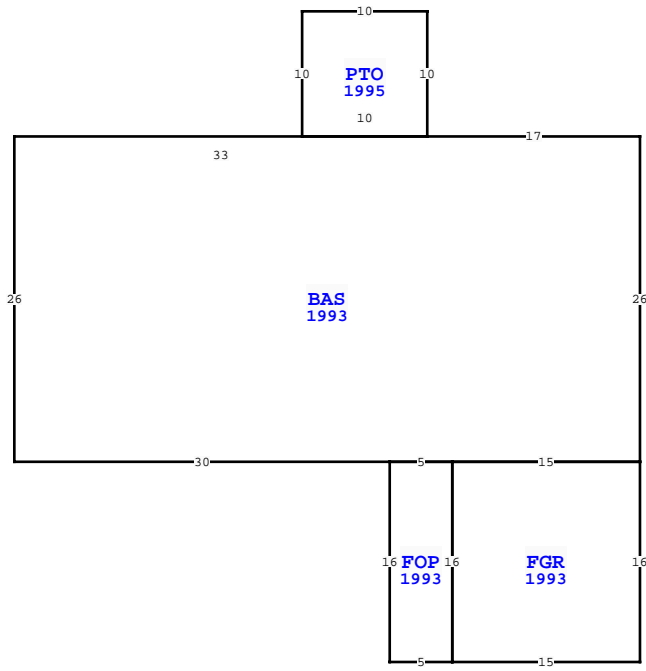


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
19	COMMON BRK 70				
30	VINYL 30				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
14	CARPET 90				
08	SHT VINYL 10				
04	AIR DUCTED 100				
03	CENTRAL 100				
	Bedrooms	3	100		
	Bathrooms	2	100		
	Story Height	0	100		
1.	1. 100				
	Units	0	100		
03	AVERAGE				
0100	SINGLE FAMILY				
1	MKT AREA		09		
142.00	1.00/				
	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE		
	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE		
BAS	1,300	100	1993	1,300	107,630
FGR	240	50	1993	120	9,935
FOP	80	30	1993	24	1,987
PTO	100	5	1995	5	414
TOTALS	1,720			1,449	119,966

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%	- 2019								
Heated Area: 1300						HX Base Yr 2019					



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		119,966	
TOTAL MARKET OB/XF VALUE		2,396	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		157,362	
SOH/AGL Deduction		44,061	
ASSESSED VALUE		113,301	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		63,301	
TOTAL JUST VALUE		157,362	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		149,395	
INCR EYB 1996-1998 HVAC OB22-261 CC 7/12/2022			
INCR EYB 1992-1996 RE-ROOF OB23-36 CC 2/3/2023			
2020			
HANSEN PORTED 2018 VALUES TO 05398-B16			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB23-000036	RE-ROOF - CC	0	01/25/2023
OB22-000261	HVAC CHANGE OUT-C		04/22/2022
2012805	RE-ROOF	0	12/03/2012
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD
1096/0029	12/20/2018	WD Q	I 01
GRANTOR: HANSEN PETER L			
GRANTEE: SCHAAR PETER & LORI			
0905/0481	3/07/2013	WD Q	I 01
GRANTOR: CHULEY MARK, LANSON,			
GRANTEE: HANSEN PETER L			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=1993] W17 PTO=[YR=1995] N10 W10 S10 E10\$ W33 S26 E30			
FOP=[YR=1993] S16 E5 N16 W5\$ E5 FGR=[YR=1993] S16 E15 N16 W15\$ E15 N26\$.			

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
	0080	4' CHAINLI	0	100	0	0	180.00	LF	13.00	13.00	100	1993	1993	3	20	468	
	0130	FIRE PLACE	0	100	0	0	1.00	UT	1,300.00	1,300.00	100	1994	1994	3	51	663	
	0210	CONCRETE D	0	100	76	9	684.00	SF	6.00	6.00	100	1994	1994	3	20	821	
	0211	CONCRETE W	0	100	7	4	28.00	SF	6.00	6.00	100	1994	1994	3	20	34	
	0211	CONCRETE W	0	100	5	3	15.00	SF	6.00	6.00	100	1994	1994	3	20	18	
	0955	PRIVACY FE	0	100	0	0	30.00	LF	15.00	15.00	100	2016	2016	3	87	392	

LAND DESCRIPTION																								
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	35,000.00	35,000.00	35,000							