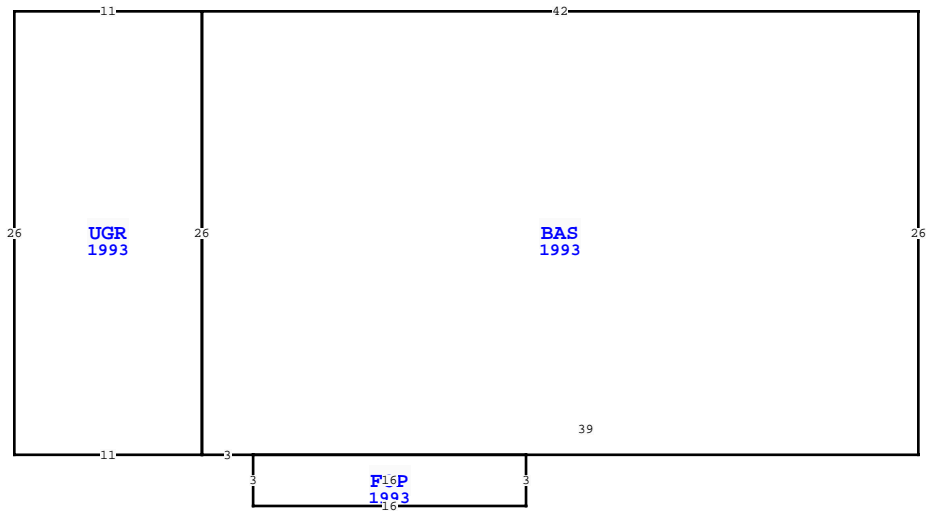




ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
19	COMMON BRK 70				
08	WD ON PLY 30				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
08	SHT VINYL 50				
14	CARPET 50				
04	AIR DUCTED 100				
03	CENTRAL 100				
	Bedrooms	3	100		
	Bathrooms	2	100		
	Story Height	0	100		
1.	Stories	1.	100		
	Units	0	100		
03	AVERAGE				
0100	SINGLE FAMILY				
1	MKT AREA		09		
142.00	NEIGHBORHOOD/LOC	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,092	100	1993	1,092	73,027
FOP	48	30	1993	14	936
UGR	286	40	1993	114	7,624
TOTALS	1,426			1,220	81,587

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,220	115.4000	109.63	133,749	1984	1984	0	0	39.00	61.00
1 SINGLE FAM 0% - 0 Heated Area: 1092 HX Base Yr											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		81,587	
TOTAL MARKET OB/XF VALUE		1,009	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		117,596	
SOH/AGL Deduction		75,225	
ASSESSED VALUE		42,371	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		42,371	
TOTAL JUST VALUE		117,596	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		118,933	
5 YR PRCL CK, CHG ETW, DEL SPCD.			
5 YR PRCL CH, PU FNDN & FRME, PU XFOB LN 3			
INT WALLS HAVE BEEN VANDALIZED			
5 YR PRCL CH, N/C, HSE STILL IN BAD SHAPE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2014950	SAFETY	0	12/02/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1036/0571	5/09/2017	QC	U	I	11	100
GRANTOR: SCHRADER JOHN ANDREW						
GRANTEE: BJTJSAS HOLDINGS LL						
1034/0138	6/17/2015	FJ	U	I	18	0
GRANTOR: CIRCUIT COURT - LEON						
GRANTEE: SCHRADER JOHN ANDRE						

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	0210	CONCRETE D	0	0	86	9	774.00	SF	6.00	6.00	100	1985	1985	3	20	929	
2	0211	CONCRETE W	0	0	17	3	51.00	SF	6.00	6.00	100	1985	1985	3	20	61	
3	0211	CONCRETE W	0	0	4	4	16.00	SF	6.00	6.00	100	1985	1985	3	20	19	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

TOTAL OB/XF												1,009												
REVIEW DATE 04/18/2019 BY RTJT Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 04/22/2026 BY SYS																								