

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/	
BAS	TOTAL GROSS AREA	PCT OF BASE	YEAR
FOP			
UGR			
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																																					
<table border="1"> <thead> <tr> <th>AREA TYPE</th> <th>TOTAL GROSS AREA</th> <th>PCT OF BASE</th> <th>YEAR</th> <th>TOT ADJ AREA</th> <th>SUBAREA MARKET VALUE</th> </tr> </thead> <tbody> <tr> <td>BAS</td> <td>1,092</td> <td>100</td> <td>1993</td> <td>1,092</td> <td>73,027</td> </tr> <tr> <td>FOP</td> <td>48</td> <td>30</td> <td>1993</td> <td>14</td> <td>936</td> </tr> <tr> <td>UGR</td> <td>286</td> <td>40</td> <td>1993</td> <td>114</td> <td>7,624</td> </tr> </tbody> </table>														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
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																																
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>04/18/2019</th> <th>RTJT</th> <th>LGL DATE</th> <th></th> </tr> <tr> <th>XF DATE</th> <th>04/18/2019</th> <th>RTJT</th> <th>LAND DATE</th> <th>04/18/2019 RTJT</th> </tr> <tr> <th>INC DATE</th> <th></th> <th></th> <th>AG DATE</th> <th></th> </tr> </thead> </table>														BLD DATE	04/18/2019	RTJT	LGL DATE		XF DATE	04/18/2019	RTJT	LAND DATE	04/18/2019 RTJT	INC DATE			AG DATE										
BLD DATE	04/18/2019	RTJT	LGL DATE																																		
XF DATE	04/18/2019	RTJT	LAND DATE	04/18/2019 RTJT																																	
INC DATE			AG DATE																																		

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	
TOTALS														1,220	81,587		

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	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							