

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
17	CB STUCCO 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
10	LAMINATED 70				
14	CARPET 30				
04	AIR DUCTED 100				
03	CENTRAL 100				
4	100				
4	100				
0	100				
1.	1. 100				
0	100				
03	AVERAGE				
0100	SINGLE FAMILY				
1	MKT AREA	09			
000	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,266	100	1997	3,266	275,285
FGR	660	50	1997	330	27,815
FOP	60	30	1997	18	1,517
FOP	198	30	1997	59	4,973
TOTALS	4,184			3,673	309,590

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%	- 2020		386,987	1997	2003	0	0	20.00	80.00
Heated Area: 3266 HX Base Yr 2020											

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		309,590	
TOTAL MARKET OB/XF VALUE		817	
TOTAL LAND VALUE - MARKET		32,500	
TOTAL MARKET VALUE		342,907	
SOH/AGL Deduction		26,923	
ASSESSED VALUE		315,984	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		265,984	
TOTAL JUST VALUE		342,907	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		346,761	
QC FW 03/17/2021			
CC 3/8/21 PU XFOB 0211			
PRMT CH INT RENO INCLUDES PLUMB, ELEC, MECH			
5 YR PRCL CK, PERMIT WORK NC			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000469	RENOVATIONS-CO	0	08/03/2020
19001207	REROOF-CO	0	08/22/2019
22015	N/A	0	03/21/1997
19554	N/A	0	04/21/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1118/0833	7/25/2019	WD U	I	I	18	228,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: BONDS YOLANDA & VAR						
1114/0671	6/24/2019	QC U	I	I	18	100
GRANTOR: NATIONSTAR MORTGAGE,						
GRANTEE: FEDERAL NATIONAL MO						

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	100 48 12	576.00	SF	6.00	6.00	100	1998	1998	3	20	691	
2	0210	CONCRETE D	0	100 15 6	90.00	SF	6.00	6.00	100	1998	1998	3	20	108	
3	0211	CONCRETE W	0	100 5 3	15.00	SF	6.00	6.00	100	1999	1999	3	20	18	

LAND DESCRIPTION		TOTAL OB/XF													817									
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	5.00	AC		1.00	1.00	1.00	6,500.00	6,500.00	32,500							