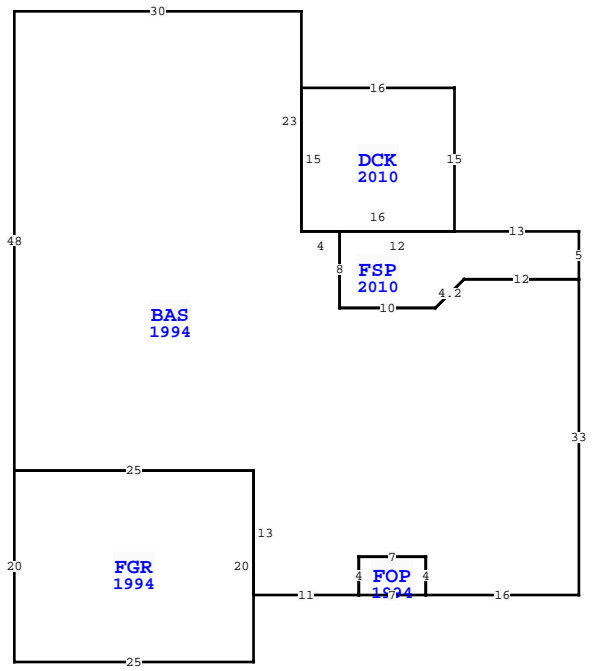




ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	19	COMMON	BRK	90	
Exterior Wall	30	VINYL		10	
Roof Structur	03	GABLE/HIP		100	
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	03	PLASTER		100	
Interior Floo	14	CARPET		80	
Interior Floo	08	SHT	VINYL	20	
Heating Type	04	AIR	DUCTED	100	
Air Condition	03	CENTRAL		100	
Bedrooms		4		100	
Bathrooms		3		100	
Story Height		0		100	
Stories	1.	1.		100	
Units		0		100	
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	1	MKT AREA	12		
NEIGHBORHOOD/LOC	154.10	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,420	100	1994	2,420	191,631
DCK	240	10	2010	24	1,901
FGR	500	50	1994	250	19,797
FOP	28	30	1994	8	633
FSP	160	55	2010	88	6,969
TOTALS	3,348			2,790	220,930

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% - 2022			311,169	1994	1994	0	0	29.00	71.00
Heated Area: 2420 HX Base Yr 2022											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	220,930		
TOTAL MARKET OB/XF VALUE	4,643		
TOTAL LAND VALUE - MARKET	45,000		
TOTAL MARKET VALUE	270,573		
SOH/AGL Deduction	0		
ASSESSED VALUE	270,573		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	220,573		
TOTAL JUST VALUE	270,573		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	273,775		
5 YEAR PRCL CH, N/C			
CO 2020 VALUES. EMLD DR501R			
REMOVE HX FOR 2021, GUHRT PORTED TO ST JOHNS			
5 YR PRCL CK, PU XFOB LN 4, 5			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2010851	DECK	0	08/12/2010
2010814	WINDOWS/DOORS	0	07/30/2010
2010340	REMODEL	0	05/14/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE	
1194/0383	2/18/2021	WD Q	Q I	01	315,000	
GRANTOR: GUHRT OTFRIED & HEIDI						
GRANTEE: CRAWFORD ATHEY HOLL						
0822/0832	4/14/2010	WD Q	Q I	01	215,000	
GRANTOR: LOVETT MALLIE & MARY						
GRANTEE: GUHRT OTFRIED & HEI						

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	16 120	2,060.00	SF	6.00	6.00	100	1994	1994	3	20	2,472	
2	0211	CONCRETE W	0 100	55 3	165.00	SF	6.00	6.00	100	1994	1994	3	20	198	
3	0130	FIRE PLACE	0 100	0 0	1.00	UT	1,300.00	1,300.00	100	1994	1994	3	51	663	
4	0625	PORT WD UT	0 100	14 10	140.00	SF	6.00	6.00	100	2015	2015	3	67	563	
5	0955	PRIVACY FE	0 100	0 0	60.00	LF	15.00	15.00	100	2015	2015	3	83	747	
TOTALS															

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	45,000.00	45,000.00	45,000							