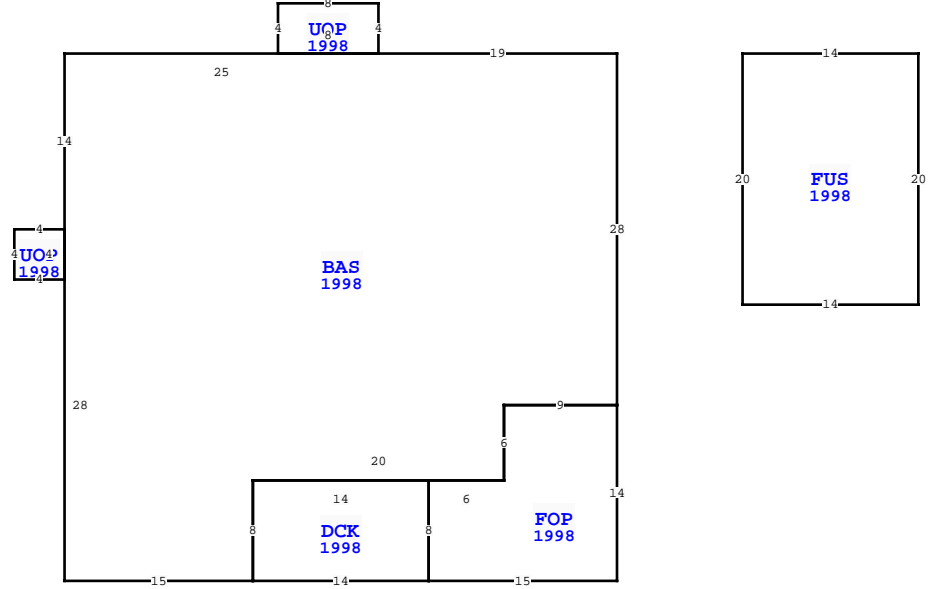




ELEMENT		CD	CONSTRUCTION		
Foundation	03	CONCR	STEM	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	100	
Roof Structur	03	GABLE	HIP	100	
Roof Cover	13	GALVALUM		100	
Interior Wall	05	DRYWALL		100	
Interior Floor	08	SHT VINYL		50	
Interior Floor	14	CARPET		50	
Heating Type	04	AIR DUCTED		100	
Air Condition	03	CENTRAL		100	
Bedrooms				3 100	
Bathrooms				2 100	
Story Height				0 100	
Stories	1.5			1.5 100	
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	1,562	100	1998	1,562	133,640
DCK	112	10	1998	11	941
FOP	174	30	1998	52	4,449
FUS	280	100	1998	280	23,956
UOP	16	20	1998	3	257
UOP	32	20	1998	6	514
TOTALS	2,176			1,914	163,756

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,914	114.0000	108.30	207,286	1998	2002		0	0	21.00	79.00	
1 SINGLE FAM 100% - 2021 Heated Area: 1842 HX Base Yr 2021													



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		163,756	
TOTAL MARKET OB/XF VALUE		11,664	
TOTAL LAND VALUE - MARKET		40,000	
TOTAL MARKET VALUE		215,420	
SOH/AGL Deduction		21,937	
ASSESSED VALUE		193,483	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		143,483	
TOTAL JUST VALUE		215,420	
NCON VALUE		11,664	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		189,324	
FR PRMT CK PU XFOB, CH QUAL TO AVG 10/4/23			
5YR CK JS CHG RCVR 13 INCR EYB 1998-2002 ROOF			
2021 HX APPLIED SPASATO/SIMPSON			
5 YR PRCL CK. CHG QUALITY			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23-000731	POLE BARN-CC	0	06/16/2023
22137	N/A	0	04/17/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1305/0693	5/25/2022	QC	U	I	11	100
GRANTOR: SIMPSON RACHEL M AKA						
GRANTEE: SPOSATO MATTHEW C						
1105/0658	3/27/2019	WD	Q	I	01	205,000
GRANTOR: SCHNEIDER JOSHUA BUD						
GRANTEE: SPOSATO MATTHEW C &						

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	0030	BARN, POLE	0	100	36	36		1,296.00	SF	9.00				9.00	100	2024	2023	AV	100	11,664	

BUILDING NOTES			
BLD DATE 04/27/2017 RTJT LGL DATE 04/27/2017 RTJT			
XF DATE			
INC DATE			

BUILDING DIMENSIONS			
BAS=[YR=1998] W19 UOP=[YR=1998] N4 W8 S4 E8\$ W25 S14			
UOP=[YR=1998] W4 S4 E4 N4\$ S28 E15 DCK=[YR=1998] E14			
FOP=[YR=1998] E15 N14 W9 S6 W6 S8\$ N8 W14 S8\$ N8 E20 N6 E9			
N28\$ PTR=E10 FUS=[YR=1998] S20 E14 N20 W14\$ W10\$.			

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				0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							