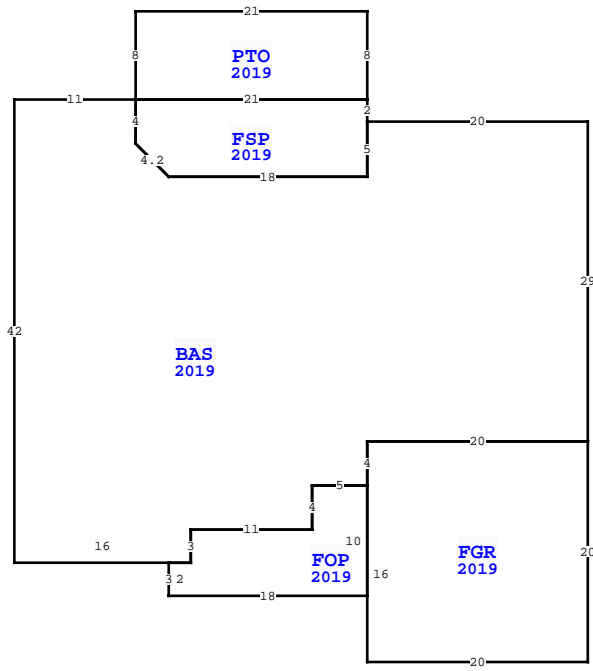


ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	100	
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL	100		
Interior Floor	10	LAMINATED	80		
Interior Floor	14	CARPET	20		
Heating Type	04	AIR DUCTED	100		
Air Condition	03	CENTRAL	100		
Bedrooms				3	100
Bathrooms				2	100
Story Height				9	100
Stories	1.			1.	100
Units				0	100
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	2	MKT AREA		10	
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,714	100	2019	1,714	226,791
FGR	400	50	2019	200	26,463
FOP	122	30	2019	37	4,896
FSP	143	55	2019	79	10,453
PTO	168	5	2019	8	1,059
TOTALS	2,547			2,038	269,662

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									
Heated Area: 1714						HX Base Yr 2020					



WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				269,662		
TOTAL MARKET OB/XF VALUE				17,591		
TOTAL LAND VALUE - MARKET				45,000		
TOTAL MARKET VALUE				332,253		
SOH/AGL Deduction				123,536		
ASSESSED VALUE				208,717		
TOTAL EXEMPTION VALUE				HX HB 50,000		
BASE TAXABLE VALUE				158,717		
TOTAL JUST VALUE				332,253		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				258,316		
5 YR PRCL CK, PU XFOB LN 3-4						
ADD HX &PORT FOR 2020- NELSON						
RCVD DR501R FROM HERNANDO FOR NELSON						
APP						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
19001552	DETACHED GARAGE-C	0	12/20/2019			
19001465	SHED-CO	0	11/06/2019			
19000432	SFD-CO	0	04/12/2019			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1127/0600	10/11/2019	WD	Q	I	01	249,000
GRANTOR: GOLDEN CONSTRUCTION C						
GRANTEE: NELSON BRIAN & GAIL						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2019] W20 FSP=[YR=2019] N2 W21 PTO=[YR=2019] E21 N8 W21 S8\$ S4 D3 R3 E18 N5\$ S5 W18 L3 U3 N4 W11 S42 E16 FOP=[YR=2019] W2 S3 E18 N10 W5 S4 W11 S3\$ N3 E11 N4 E5 FGR=[YR=2019] S16 E20 N20 W20 S4\$ N4 E20 N29\$.						

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	0	1,592.00	SF	6.00	6.00	100	2019	2019	3	85	8,119	
2	0211	CONCRETE W	0	100	44	176.00	SF	6.00	6.00	100	2019	2019	3	85	898	
3	0025	BARN, POLE	0	100	24	576.00	SF	12.50	12.50	100	2020	2020	3	89	6,408	
4	0700	PORT BLDG	0	100	24	288.00	SF	8.00	8.00	100	2020	2020	3	94	2,166	
TOTALS															17,591	

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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							