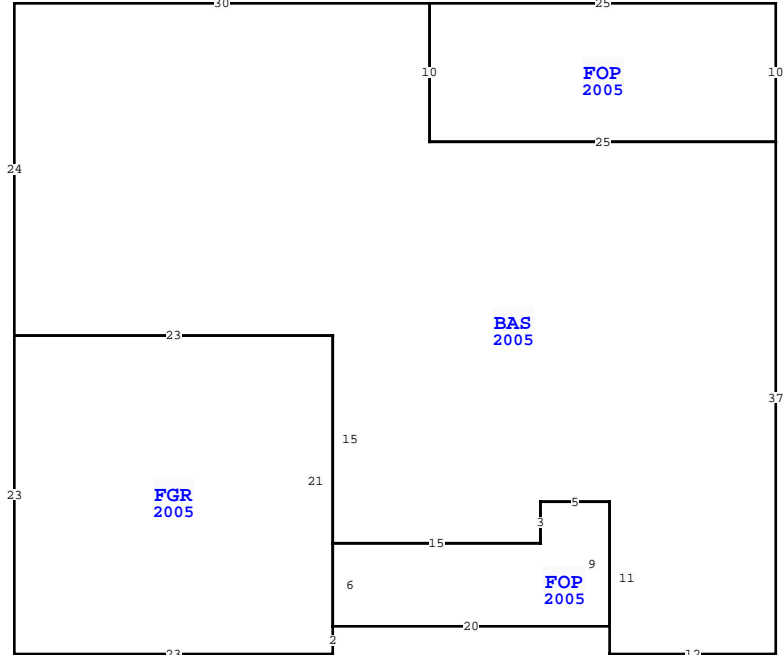


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Foundation	02 CONCR SLAB 100
Frame	02 WOOD FRAME 100
Exterior Wall	05 HARDIE BRD 90
Exterior Wall	20 FACE BRICK 10
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 100
Heating Type	04 AIR DUCTED 100
Air Condition	03 CENTRAL 100
Bedrooms	3 100
Bathrooms	2 100
Story Height	0 100
Stories	1. 100
Units	0 100

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%	- 2011									Heated Area: 1631	HX Base Yr 2011



Quality	03 AVERAGE				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	1 MKT AREA 09				
NEIGHBORHOOD/LOC	000 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,631	100	2005	1,631	164,289
FGR	529	50	2005	264	26,593
FOP	135	30	2005	40	4,029
FOP	250	30	2005	75	7,555
TOTALS	2,545			2,010	202,465

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		219,184	
TOTAL MARKET OB/XF VALUE		2,941	
TOTAL LAND VALUE - MARKET		15,000	
TOTAL MARKET VALUE		237,125	
SOH/AGL Deduction		64,457	
ASSESSED VALUE		172,668	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		122,668	
TOTAL JUST VALUE		237,125	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		240,339	
2021 ON CARD 2			
CH PRMT; N/CHG CARD 1;PU XFOB LN 4 PU NEW UGR			
5 YR PRCL CK, PU XFOB LN 3			
5 YR PRCL CH, DEL XFOB LN 3-4, PU FNDN & FRME			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000984	CARPORT	0	10/16/2020
200721	UTILITY BLDG	0	01/04/2007
32394	SFD	0	09/17/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1337/0820	11/16/2023	QC	U	I	11	100
GRANTOR: SPEARS DANIEL SCOTT						
GRANTEE: SPEARS DANIEL SCOTT						
0832/0245	7/14/2010	WD	U	I	12	160,500
GRANTOR: WACHOVIA MORTGAGE COR						
GRANTEE: SPEARS DANIEL S & J						

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	0140	FIRE PLACE	0	100	0	1.00	UT	1,900.00	1,900.00	100	2005	2005	3	64	1,216	
2	0955	PRIVACY FE	0	100	0	130.00	LF	15.00	15.00	100	2006	2006	3	30	585	
3	0055	PORTABLE C	0	100	26	34	SF	3.00	3.00	100	2010	2010	3	43	1,140	
6	0605	PORT VINYL	0	100	4	3	SF	0.00	0.00	100	2020	2020	3	89	0	

TOTAL OB/XF													
2,941													

BUILDING NOTES													
FOP=[YR=2005] W25 S10 E25 BAS=[YR=2005] W25 N10 W30 S24													
FGR=[YR=2005] S23 E23 N2 FOP=[YR=2005] E20 N9 W5 S3 W15 S6\$													
N21 W23\$ E23 S15 E15 N3 E5 S11 E12 N37\$ N10\$.													

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	2.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	15,000							

