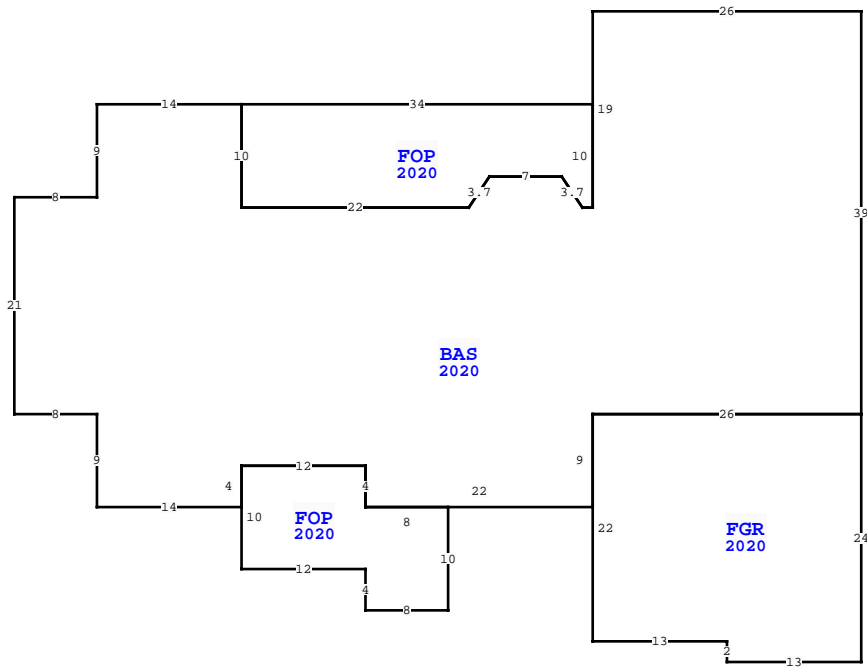




BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Foundation	01	WOOD FRAME 100			
Frame	01	NONE 100			
Exterior Wall	05	HARDIE BRD 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	12	HARDWOOD 100			
Ceiling	06	Trey/Crown 70			
Ceiling	04	Cathedral/Vault 30			
Heating Type	04	AIR DUCTED 100			
Air Condition	03	CENTRAL 100			
Bedrooms		3 100			
Bathrooms		2.5 100			
Story Height		9 100			
Stories	1.	1. 100			
Fireplace	01	FIREPLACE 100			
Quality	04	ABOVE AVERAGE			
DOR CODE	5000	IMPRVD AG RES			
MAP NUM	1	MKT AREA 01			
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,693	100	2020	2,693	495,928
FGR	598	50	2020	299	55,062
FOP	200	30	2020	60	11,049
FOP	313	30	2020	94	17,311
TOTALS	3,804			3,146	579,350

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,146	199.8425	189.85	597,268	2020	2020	0	0	3.00	97.00
1 SINGLE FAM 100% - 2021 Heated Area: 2693 HX Base Yr 2021											



WAKULLA COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 2
VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		676,596
TOTAL MARKET OB/XF VALUE		5,793
TOTAL LAND VALUE - MARKET		186,056
TOTAL MARKET VALUE		710,566
SOH/AGL Deduction		315,782
ASSESSED VALUE		394,784
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		339,784
TOTAL JUST VALUE		868,445
INCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		588,329

CORRECT LAND LINE DESCRIPTION			
JS PRMT CH, PU XFOBS. CC09/2021			
2022 AG RENEWAL RECD			
ADDED XFOB LINE 3 SOLAR PANELS			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OBN21-00025	SOLAR PANELS-CC	0	10/06/2021
OBN21-00003	GARAGE-CC	0	03/17/2021
19001377	SFD-CO	0	10/17/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

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	30	25			6.00	100	2020	2020	3	89	4,005	
2	0211	CONCRETE W	0	100	67	4			6.00	100	2020	2020	3	89	1,431	
3	1450	SOLAR PANE	0	100	0	0			0.00	100	2021	2021	3	93	0	
4	0620	WOOD UTL B	0	100	8	8			6.00	100	2021	2021	3	93	357	

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS=[YR=2020] W26 S19 FOP=[YR=2020] N10 W34 S10 E22 R2 U3 E7 R2 D3 E1 \$ W1 L2 U3 W7 L2 D3 W22 N10 W14 S9 W8 S21 E8 S9 E14 N4 FOP=[YR=2020] S10 E12 S4 E8 N10 W8 N4 W12\$ E12 S4 E22 N9 FGR=[YR=2020] S22 E13 S2 E13 N24 W26\$ E26 N39\$.		

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	000110	C	SFR RURAL	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	20,000.00	20,000.00	20,000							
2	005970	A	TIMBER MIX 1	0			0.00	0.00	25.16	AC		1.00	1.00	1.00	325.00	325.00	8,177							

