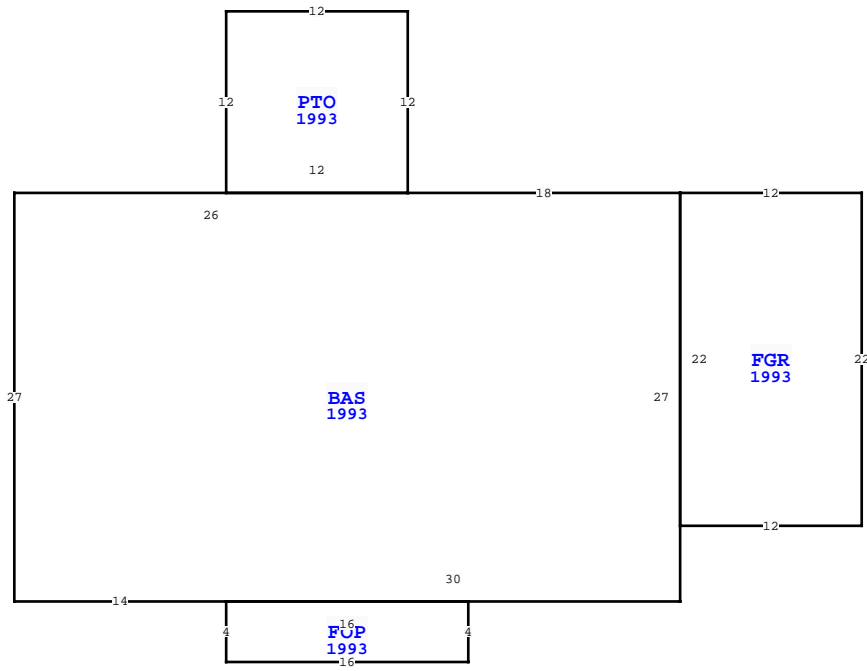


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	08	WD ON PLY 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
Quality	08	FAIR
DOR CODE	0100	SINGLE FAMILY
MAP NUM	5	MKT AREA 08
NEIGHBORHOOD/LOC	164.00	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,188	100
FGR	264	50
FOP	64	30
PTO	144	5
TOTALS	1,660	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,346	102.6000	97.47	131,195	1992	1992	0	0	31.00	69.00
1 SINGLE FAM 100% - 2019 Heated Area: 1188 HX Base Yr 2019											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			90,525
TOTAL MARKET OB/XF VALUE			4,504
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			145,029
SOH/AGL Deduction			38,494
ASSESSED VALUE			106,535
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			56,535
TOTAL JUST VALUE			145,029
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			110,906
5 YR PRCL CH, CHG FLOR			
ADD HX FOR 2019- MILLS			
PU XFOB LN 4, DEL XFOB LN 5-6			
5 YR PRCL CH, PU FNDN & FRME, CHG FLOOR, QUAL			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
17000112	REROOF-CO	0	11/06/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1084/0752	8/31/2018	WD Q	Q	I	01	140,000
GRANTOR: TOMAINI SANTO & CHRIS						
GRANTEE: MILLS DAVID & JULIE						
1074/0892	5/28/2018	OR U	I	I	11	0
GRANTOR: ESTATE OF ELIZBETH AN						
GRANTEE: TOMAINI SANTO & CHR						

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	0130	FIRE PLACE	0	100	0	0	1.00	UT	1,300.00	100	2002	2002	3	59	767	
2	0211	CONCRETE W	0	100	32	3	96.00	SF	6.00	100	2002	2002	3	20	115	
3	0210	CONCRETE D	0	100	122	9	1,098.00	SF	6.00	100	2002	2002	3	20	1,318	
4	0700	PORT BLDG	0	100	30	12	360.00	SF	8.00	100	2013	2013	3	80	2,304	
TOTALS															4,504	

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	50,000.00	50,000.00	50,000							