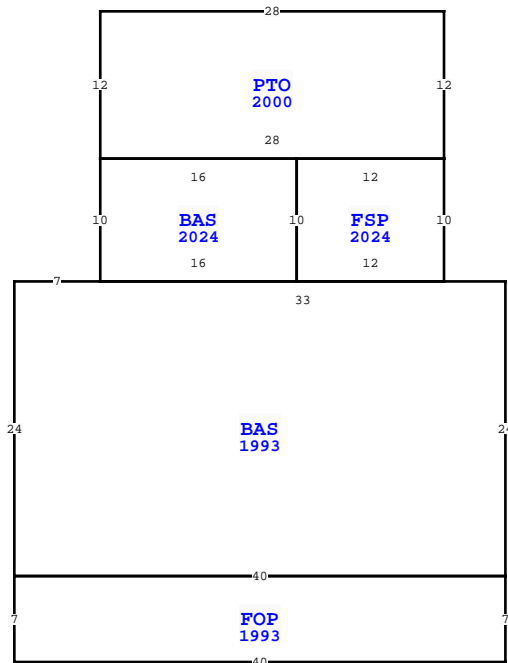


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	03	CONCR STEM 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	09	PINE WOOD 80
Interior Floo	14	CARPET 20
Heating Type	14	MINI SPLIT 100
Air Condition	14	MINI SPLIT 100
Bedrooms		2 100
Bathrooms		1 100
Story Height		0 100
Stories	1.	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		
0100	01	1,287	92.3100	87.69	112,857	1980	1998		0	0	25.00	75.00	
1 SINGLE FAM 0% - 0 Heated Area: 1120 HX Base Yr													



Quality	02	BELOW AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	4	MKT AREA 04			
NEIGHBORHOOD/LOC	161.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	1993	960	63,137
BAS	160	100	2024	160	10,523
FOP	280	30	1993	84	5,525
FSP	120	55	2024	66	4,341
PTO	336	5	2000	17	1,118
TOTALS	1,856			1,287	84,643

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				84,643	
TOTAL MARKET OB/XF VALUE				679	
TOTAL LAND VALUE - MARKET				10,000	
TOTAL MARKET VALUE				95,322	
SOH/AGL Deduction				20,764	
ASSESSED VALUE				74,558	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				74,558	
TOTAL JUST VALUE				95,322	
NCON VALUE				12,930	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				62,583	
MM 5 YR CK 6/5/23 - CH BLD ELMTS, CH TRV, ADJ EYB					
5 YR PRCL CH, N/C					
5 YR PRCL CH, PU FNDN					
PRMT 201058, SEWER					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
19000374	REROOF GARAGE	0	03/27/2019		
19000361	REROOF	0	03/27/2019		
201058	SEWER	0	02/05/2010		
31762	SEWER CONN	0	05/03/2004		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1354/0598	4/05/2024	WD	Q	I	01	150,000
GRANTOR: WELCH DAVID L						
GRANTEE: GRAY RIDGE LLC SERI						
1111/0603	5/13/2019	QC	U	I	30	100
GRANTOR: D&S FAMILY LLC						
GRANTEE: WELCH DAVID L						

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	0620	WOOD UTL B	0	0	28	16	448.00	SF	6.00	6.00	100	1981	1981	3	20	538	
2	0940	OPEN SHED	0	0	11	16	176.00	SF	4.00	4.00	100	1981	1981	3	20	141	
3	0955	PRIVACY FE	0	0	0	0	148.00	LF	15.00	15.00	100	1999	1999	3	0	0	

BLD DATE		12/13/2018	MMTP		LGL DATE		12/13/2018	MMTP	
XF DATE		12/13/2018	MMTP		LAND DATE		12/13/2018	MMTP	
INC DATE					AG DATE				

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=1993;ORIG=0,0] W33 W7 S24 E40 N24 \$	
PTO=[YR=2000;ORIG=-33,-10] E28 N12 W28 S12 \$	
FOP=[YR=1993;ORIG=0,24] W40 S7 E40 N7 \$	
BAS=[YR=2024;ORIG=-33,-10] E16 S10 W16 N10 \$	
FSP=[YR=2024;ORIG=-17,-10] E12 S10 W12 N10 \$	

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	DPHT 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			0.00	0.00	1.00	LT		1.00	1.00	1.00	10,000.00	10,000.00	10,000							