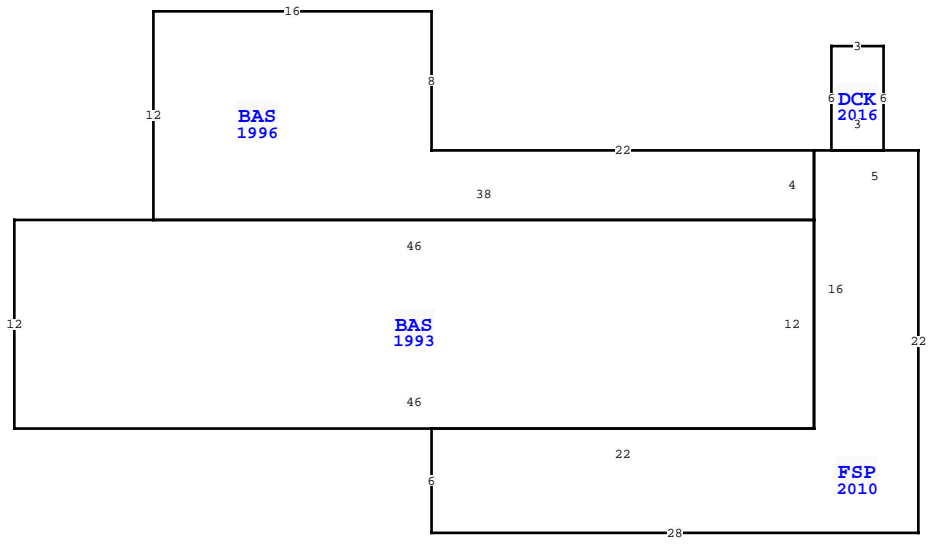




BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Foundation	01	WOOD FRAME 100			
Frame	02	WOOD FRAME 100			
Exterior Wall	04	SINGLE SID 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	04	PLYWOOD 100			
Interior Floor	08	SHT VINYL 50			
Interior Floor	14	CARPET 50			
Heating Type	03	FORCED AIR 100			
Air Condition	02	WINDOW 100			
Bedrooms		2 100			
Bathrooms		1 100			
Story Height		0 100			
Stories	1.	1. 100			
Units		0 100			
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	552	100	1993	552	17,552
BAS	280	100	1996	280	8,903
DCK	18	10	2016	2	63
FSP	264	55	2010	145	4,611
TOTALS	1,114			979	31,130

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	979	76.5000	72.68	71,154	1972	1978	0	0	56.25	43.75
1 SINGLE FAM 100% - 0 Heated Area: 832 HX Base Yr											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			31,130
TOTAL MARKET OB/XF VALUE			2,479
TOTAL LAND VALUE - MARKET			10,000
TOTAL MARKET VALUE			43,609
SOH/AGL Deduction			26,248
ASSESSED VALUE			17,361
TOTAL EXEMPTION VALUE	HX HB		17,361
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			43,609
NCON VALUE			918
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			43,627
5 YR CK 7-12-23 MM CH BLDG USE CODE TO 0100, +XFO			
LN 8			
5 YR PRCL CK, PU NEW TRAV, DELE XFOB LN4, PU			
TRAV, ADJ EYB SUE TO ADDITION			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
29576	RE-ROOF	0	10/31/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1196/0432	2/25/2021	PR U		I	19	100
GRANTOR: RICHARD D FRAZEN PERS						
GRANTEE: FRANZEN RICHARD D						
0655/0868	5/08/2006	WD U		I		30,000
GRANTOR: BYRD WESLEY & PATSY						
GRANTEE: FRANZEN LAVERNE 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	0 100	8	12	96.00	SF	6.00	6.00	100	2002	2002	3	20	115	
2	0050	CARPORT UN	0 100	18	10	180.00	SF	9.00	9.00	100	1996	1996	3	53	859	
3	0620	WOOD UTL B	0 100	12	12	144.00	SF	6.00	6.00	100	2002	2002	3	20	173	
4	0940	OPEN SHED	0 100	11	24	264.00	SF	4.00	4.00	100	2002	2002	3	20	211	
5	0080	4' CHAINLI	0 100	0	0	18.00	LF	13.00	13.00	100	2000	2000	3	20	47	
6	0955	PRIVACY FE	0 100	0	0	96.00	LF	15.00	15.00	100	1996	1996	3	0	0	
7	0940	OPEN SHED	0 100	9	6	54.00	SF	4.00	4.00	100	2016	2016	3	72	156	
9	0210	CONCRETE D	0 100	18	10	180.00	SF	6.00	6.00	100	2024	2019		85	918	

TOTAL OB/XF											
2,479											
BLD DATE	07/09/2018	MMLC	LGL DATE								
XF DATE	07/12/2018	MMLC	LAND DATE	02/25/2013							
INC DATE			AG DATE	JBHC							

BUILDING NOTES			

BUILDING DIMENSIONS			
FSP=[YR=2010] W5 DCK=[YR=2016] E3 N6 W3 S6 \$ W1 BAS=[YR=1996] W22 N8 W16 S12 E38 N4\$ S16 BAS=[YR=1993] N12 W46 S12 E46\$ W22 S6 E28 N22\$.			

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			100.00	200.00	1.00	LT		1.00	1.00	1.00	10,000.00	10,000.00	10,000							