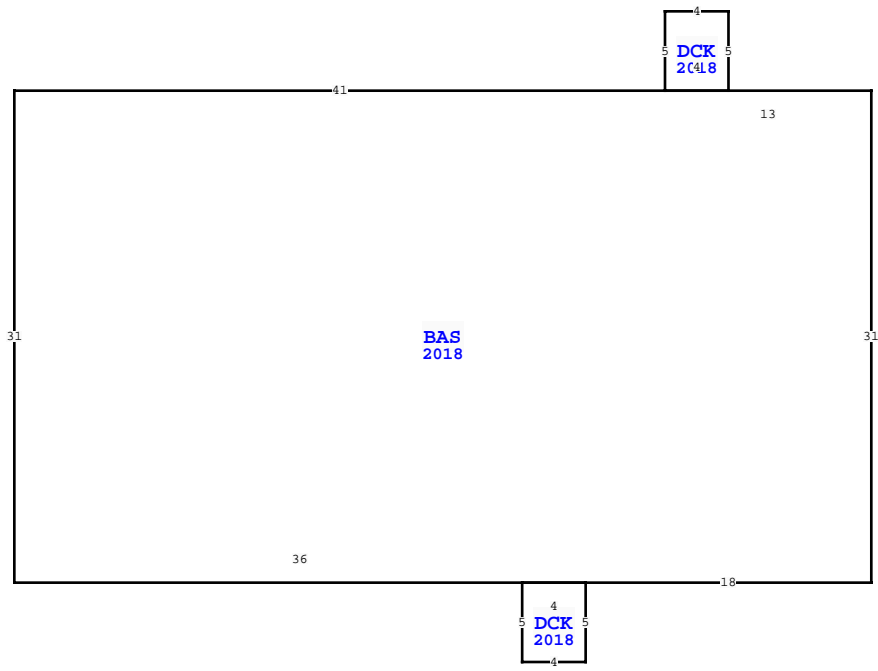


ELEMENT		CD	BUILDING CHARACTERISTICS		CONSTRUCTION	
Foundation	01	WOOD	FRAME	100		
Frame	02	WOOD	FRAME	100		
Exterior Wall	30	VINYL		100		
Roof Structur	03	GABLE/HIP		100		
Roof Cover	03	COMP SHNGL		100		
Interior Wall	05	DRYWALL		100		
Interior Floor	08	SHT VINYL		100		
Heating Type	04	AIR DUCTED		100		
Air Condition	03	CENTRAL		100		
Bedrooms		3	100			
Bathrooms		2	100			
Stories	1.	1.	100			
Class	00	N/A	100			
Units		0	100			
Quality	03	AVERAGE				
DOR CODE	0150	SFR/DCA/MOD				
MAP NUM	5	MKT AREA	10			
NEIGHBORHOOD/LOC	000	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	
BAS	1,674	100	2018	1,674	156,772	
DCK	20	10	2018	2	187	
DCK	20	10	2018	2	187	
TOTALS	1,714			1,678	157,146	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR/DCA/MO	100%	- 2020	98.58	165,417	2018	2018	0	0	5.00	95.00
				Heated Area: 1674				HX Base Yr 2020			



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 2	
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			179,467
TOTAL MARKET OB/XF VALUE			3,800
TOTAL LAND VALUE - MARKET			28,125
TOTAL MARKET VALUE			211,392
SOH/AGL Deduction			71,546
ASSESSED VALUE			139,846
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			89,846
TOTAL JUST VALUE			211,392
NCON VALUE			26,121
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			171,498
MM PRMT CK 9/13/23 - DEMO XFOBS, PU XFOBS & NEW BL			
COVID. STATED TO NOT WORRY ABOUT HER SX APP.			
REBECCA IS OUT OF STATE AND STUCK DUE TO			
ADD HX & PORT FOR 2020-JONES			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000062	ROOF OVER-CO	0	03/02/2020
18000596	GAS	0	05/31/2018
18000018	DCA UNIT-CO	0	01/23/2018
2007121	ELEC TO UTL	0	01/29/2007
2006501	UTILITY	0	03/17/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1028/0478	3/10/2017	WD Q	Q	V	01	78,900
GRANTOR: CHUREY ROBERT & CHRIS						
GRANTEE: JONES REBECCA MILLE						
0625/0662	11/03/2005	WD Q	Q	V	03	75,000
GRANTOR: FARRELL JOHN J AND SA						
GRANTEE: CHUREY ROBERT AND C						

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
3	0055	PORTABLE C	0	100	35	18			630.00	100	2024	2019	AV	85	0	
4	0210	CONCRETE D	0	100	37	18	SF	6.00	6.00	100	2024	2019	AV	85	3,397	
5	0211	CONCRETE W	0	100	4	3	SF	6.00	6.00	100	2024	2019	AV	85	61	
6	0955	PRIVACY FE	0	100	0	0	LF	15.00	15.00	100	2024	2022	AV	99	342	
7	0625	PORT WD UT	0	100	28	11	SF	0.00	0.00	100	2024	2020	AV	89	0	

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	000201	C	MH	100			0.00	0.00	5.00	AC		1.00	1.00	0.75	7,500.00	5,625.00	28,125							

