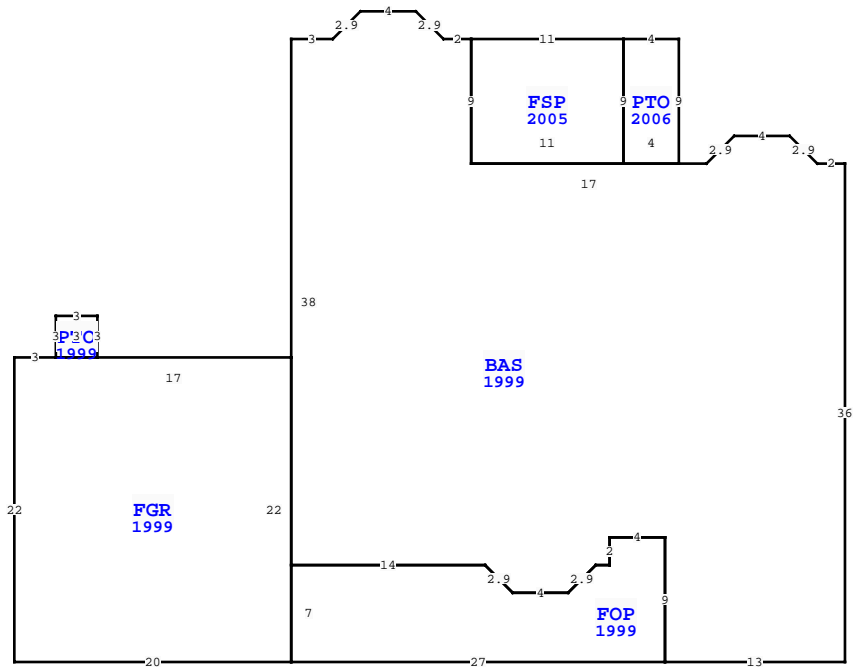


ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	90	
Exterior Wall	19	COMMON	BRK	10	
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL	100		
Interior Floo	11	CLAY TILE	50		
Interior Floo	14	CARPET	50		
Ceiling	04	Cathedral/Vault	60		
Heating Type	13	HEAT PUMP	100		
Air Condition	13	HEAT PUMP	100		
Bedrooms		3	100		
Bathrooms		2	100		
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	5	MKT AREA	10		
NEIGHBORHOOD/LOC	255.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,396	100	1999	1,396	151,224
FGR	440	50	1999	220	23,832
FOP	185	30	1999	56	6,066
FSP	99	55	2005	54	5,849
PTO	9	5	1999	0	0
PTO	36	5	2006	2	217
TOTALS	2,165			1,728	187,188

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,728	125.3000	119.04	205,701	1999	2014	0	0	9.00	91.00
1 SINGLE FAM 100% - 2024 Heated Area: 1396 HX Base Yr 2024											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		187,188	
TOTAL MARKET OB/XF VALUE		3,166	
TOTAL LAND VALUE - MARKET		30,000	
TOTAL MARKET VALUE		220,354	
SOH/AGL Deduction		0	
ASSESSED VALUE		220,354	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		170,354	
TOTAL JUST VALUE		220,354	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		190,804	
INCR EYB 2010-2014 RE-ROOF OB23-119 CC 3/24/2023			
5 YR PRCL CH, CHG DIM OF XFOB LN 1			
ADD HX FOR 2019-MORGAN			
-NEEL. REMOVE HX			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB23-000119	RE-ROOF-CC	0	03/13/2023
19000526	MECH	0	10/28/2019
024621	HSE	0	01/28/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1302/0204	2/24/2023	WD Q	Q	I	01	269,000
GRANTOR: MORGAN MARLENE B & J						
GRANTEE: REAMS RICHARD D & A						
1085/0562	9/06/2018	WD U	I	12		175,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: MORGAN MARLENE B						

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	0	0			1,128.00	SF	6.00	6.00	100	1999	1999	3	20	1,354	
2	0080	4' CHAINLI	0	100	0	0			370.00	LF	13.00	13.00	100	1999	1999	3	20	962	
3	0955	PRIVACY FE	0	100	0	0			96.00	LF	15.00	15.00	100	2002	2002	3	0	0	
4	0211	CONCRETE W	0	100	34	3			102.00	SF	6.00	6.00	100	1999	1999	3	20	122	
5	0130	FIRE PLACE	0	100	0	0			1.00	UT	1,300.00	1,300.00	100	1999	1999	3	56	728	

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	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							