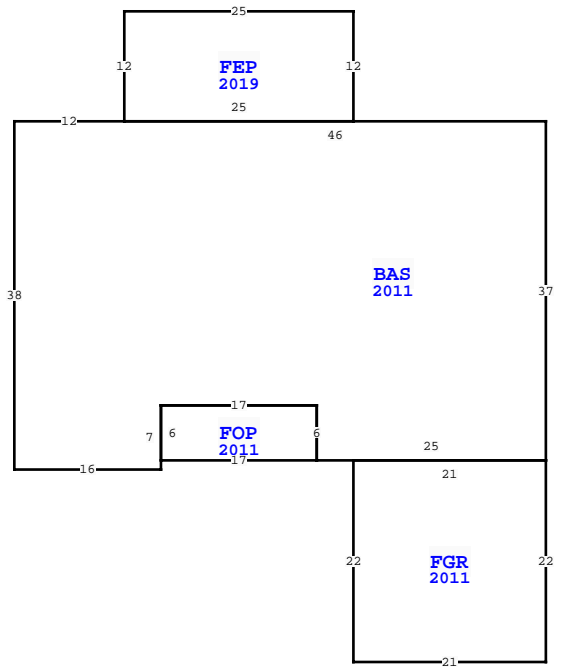




BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Foundation	02	CONCR SLAB 100			
Frame	02	WOOD FRAME 100			
Exterior Wall	05	HARDIE BRD 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	11	CLAY TILE 50			
Interior Floor	12	HARDWOOD 50			
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	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
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	2,060	100	2011	2,060	208,381
FEP	300	80	2019	240	24,277
FGR	462	50	2011	231	23,367
FOP	102	30	2011	31	3,135
TOTALS	2,924			2,562	259,162

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100% - 2020			294,502	2011	2011	0	0	12.00	88.00	Heated Area: 2300 HX Base Yr 2020	



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		259,162	
TOTAL MARKET OB/XF VALUE		7,207	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		326,369	
SOH/AGL Deduction		31,552	
ASSESSED VALUE		294,817	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		244,817	
TOTAL JUST VALUE		326,369	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		329,766	
5 YR PRCL CK, CHG TRAV, PU XFOB LN 4,5.			
2020 HX APPLIED - THOMAN			
5 YR PRCL CH, PU CORR TRAV			
5 YR PRCL CH, CORR TRAV			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000706	SHED	0	08/13/2020
201210	SCREEN RM/PORCH	0	01/09/2012
2011169	SFD-CO	0	03/22/2011
20061308	SFD-EXPIRED	0	08/08/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1110/0160	5/06/2019	WD Q	Q	I	01	264,900
GRANTOR: CONTE ERNEST R JR & C						
GRANTEE: THOMAN JACK R & LIS						
0862/0582	9/21/2011	WD Q	Q	I	01	180,000
GRANTOR: PAFFORD PROPERTIES &						
GRANTEE: CONTE ERNEST R JR &						

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	1.00	UT	1,300.00	1,300.00	100	2011	2011	3	76	988	
2	0210	CONCRETE D	0	100	86	1,204.00	SF	6.00	6.00	100	2011	2011	3	47	3,395	
3	0211	CONCRETE W	0	100	6	18.00	SF	6.00	6.00	100	2011	2011	3	47	51	
4	0955	PRIVACY FE	0	100	0	126.00	LF	15.00	15.00	100	2020	2020	3	97	1,833	
5	0625	PORT WD UT	0	100	16	176.00	SF	6.00	6.00	100	2020	2020	3	89	940	
TOTALS														7,207		

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	2.00	30,000.00	60,000.00	60,000							