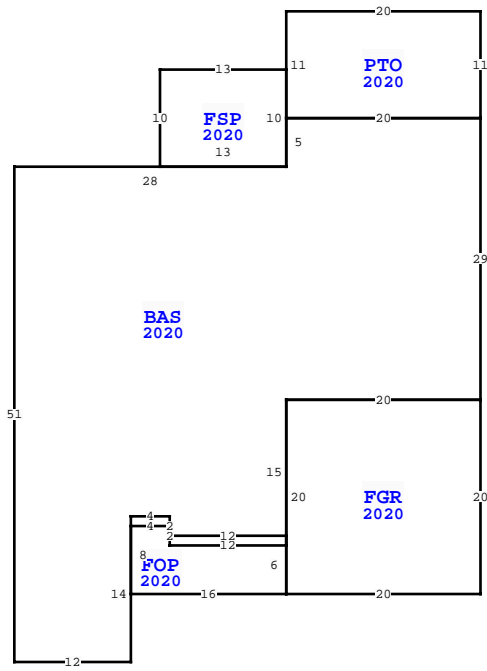


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	02	WOOD FRAME	100
Exterior Wall	05	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	07	VYL PLANK	50
Interior Floor	11	CLAY TILE	50
Heating Type	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
BAS	1,808	100	2020
FGR	400	50	2020
FOP	104	30	2020
FSP	130	55	2020
PTO	220	5	2020
TOTALS	2,662		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,122	120.0000	114.00	241,908	2020	2020	0	0	3.00	97.00
1 SINGLE FAM 100% - 2021 Heated Area: 1808 HX Base Yr 2021											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			234,651
TOTAL MARKET OB/XF VALUE			12,294
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			306,945
SOH/AGL Deduction			26,066
ASSESSED VALUE			280,879
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			230,879
TOTAL JUST VALUE			306,945
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			309,870
VERIFIED PRMT CH FIELD CARD			
PRMT CH, PU XFOB			
COMBINED LOT 39.			
2021 HX APPLIED WINT			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000035	SHED-CO	0	01/15/2021
20000301	SFD-CO	0	04/15/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1172/0500	9/30/2020	WD Q	Q	I	05	268,400
GRANTOR: STEVE BYRD CONSTRUCTI						
GRANTEE: WINT DIANE & EDWARD						
1142/0596	2/28/2020	WD Q	Q	V	05	15,000
GRANTOR: JAMES THOMPSON HOLDIN						
GRANTEE: STEVE BYRD CONSTRUC						

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	0140	FIRE PLACE	0	100	0	1.00	UT	1,900.00	1,900.00	100	2020	2020	3	94	1,786	
2	0210	CONCRETE D	0	100	91	1,092.00	SF	6.00	6.00	100	2020	2020	3	89	5,831	
3	0210	CONCRETE D	0	100	0	364.00	SF	6.00	6.00	100	2020	2020	3	89	1,944	
4	0211	CONCRETE W	0	100	59	236.00	SF	6.00	6.00	100	2020	2020	3	89	1,260	
5	0625	PORT WD UT	0	100	24	264.00	SF	6.00	6.00	100	2021	2021	3	93	1,473	

BLD DATE		MMJS	LGL DATE
04/19/2021		MMJS	
XF DATE		MMJS	LAND DATE
04/19/2021		MMJS	04/19/2021
INC DATE		MMJS	AG DATE

BUILDING NOTES	
PTO=[YR=2020] W20 S11 E20 BAS=[YR=2020] W20 S5 FSP=[YR=2020] N10 W13 S10 E13 \$ W28 S51 E12 N14 E4 S2 E12 N15 E20	
FGR=[YR=2020] W20 S20 FOP=[YR=2020] N6 W12 N2 W4 S8 E16\$ E20 N20\$ N29\$ N11\$.	

LAND DESCRIPTION																								
TOTAL OB/XF 12,294																								
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	2.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	60,000							