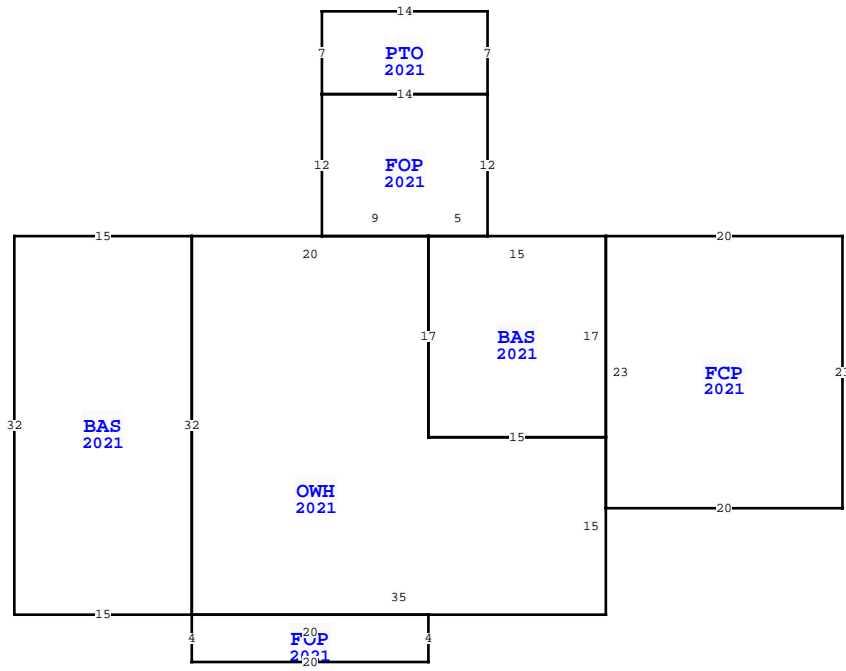


BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Foundation	02	CONCR SLAB 100			
Frame	02	WOOD FRAME 100			
Exterior Wall	05	HARDIE BRD 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	12	HARDWOOD 90			
Interior Floo	11	CLAY TILE 10			
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 08			
NEIGHBORHOOD/LOC	341.00	1.05/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	255	100	2021	255	29,714
BAS	480	100	2021	480	55,931
FCP	460	25	2021	115	13,401
FOP	80	30	2021	24	2,797
FOP	168	30	2021	50	5,826
OWH	865	100	2021	865	100,792
PTO	98	5	2021	5	583
TOTALS	2,406			1,794	209,041

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,794	119.2000	118.90	213,307	2021	2021	0	0	2.00	98.00		
1 SINGLE FAM 100% - 2024 Heated Area: 1600 HX Base Yr 2024													



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			209,041
TOTAL MARKET OB/XF VALUE			3,393
TOTAL LAND VALUE - MARKET			34,500
TOTAL MARKET VALUE			246,934
SOH/AGL Deduction			0
ASSESSED VALUE			246,934
TOTAL EXEMPTION VALUE	HX HB VX		55,000
BASE TAXABLE VALUE			191,934
TOTAL JUST VALUE			246,934
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			249,215
PU NEW SFD; XFOB LNS 1,2 NEW PRCL&LAND CODE			
ADDRESSD ADDED PER PERMIT			
5 YR PRCL CK, N/C			
ADD CHG PER TCO			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001045	SFD-CO	0	11/05/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1207/0878	5/07/2021	WD Q	Q	I	01	269,900
GRANTOR: SOUTHERN CONSTRUCTION						
GRANTEE: CHATHAM MICHAEL & C						
1165/0665	8/14/2020	WD Q	Q	V	05	161,900
GRANTOR: SHAW SECURITIES INC						
GRANTEE: SOUTHERN CONSTRUCTI						

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	23 20	460.00	SF	6.00	6.00	100	2021	2021	3	93	2,567	
2	0211	CONCRETE W	0 100	37 4	148.00	SF	6.00	6.00	100	2021	2021	3	93	826	

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	34,500.00	34,500.00	34,500							