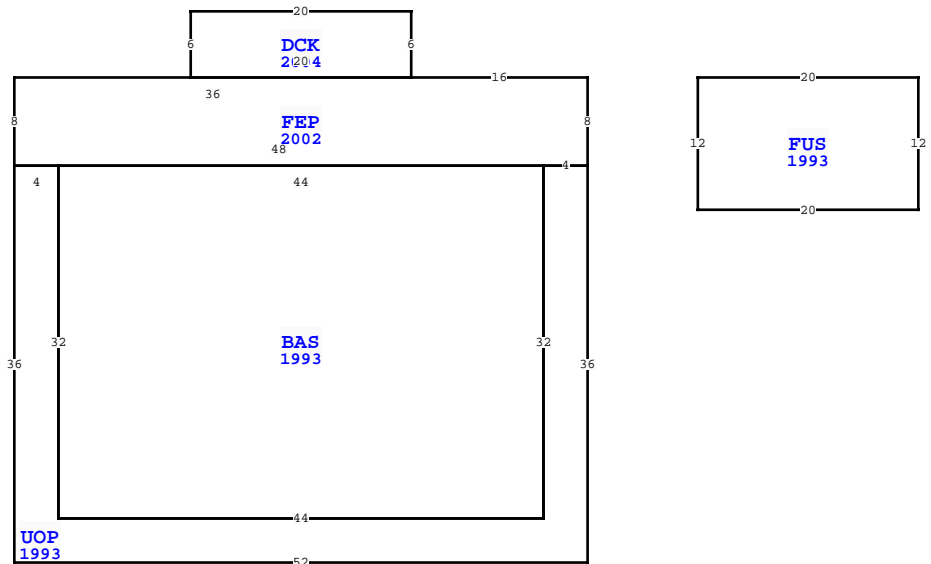




ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
04	PILE WOOD 100				
02	WOOD FRAME 100				
10	ABOVE AVG. 100				
03	GABLE/HIP 100				
12	MODULAR MT 100				
05	DRYWALL 100				
12	HARDWOOD 80				
14	CARPET 20				
04	AIR DUCTED 100				
03	CENTRAL 100				
	2 100				
	2 100				
	0 100				
1.5	1.5 100				
	0 100				
03	AVERAGE				
0100	SINGLE FAMILY				
4		04			
135.00		1.40/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,408	100	1993	1,408	162,401
DCK	120	10	2004	12	1,384
FEP	416	80	2002	333	38,409
FUS	240	100	1993	240	27,682
UOP	464	20	1993	93	10,727
TOTALS	2,648			2,086	240,602

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%	- 2016								
Heated Area: 1981						HX Base Yr 2016					



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		240,602	
TOTAL MARKET OB/XF VALUE		7,966	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		323,568	
SOH/AGL Deduction		30,768	
ASSESSED VALUE		292,800	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		242,800	
TOTAL JUST VALUE		323,568	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		326,375	
XFOB LN 9			
5 YR PRCL CH, CHG BDRM & DIM XFOB LN 6, DEL			
ADD CHG PER OWNR VIA OFC			
2017 QUESTIONNAIRE RETURNED COMPLETE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
2010221	RE-ROOF	0	04/06/2010
32396	REMODE	0	09/17/2004
30805	WINDOWS	0	09/25/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0972/0812	6/15/2015	WD Q	Q	I	01	370,000
GRANTOR: NELSON CAROL & MCEWAN						
GRANTEE: HEARD CLAY W						
0458/0006	9/23/2002	WD U	I			100
GRANTOR: MCKAYE						
GRANTEE: NELSON						

EXTRA FEATURES		228 LEVY BAY RD, PANACEA														
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	0211	CONCRETE W	0 100	44	44	1,936.00	SF	6.00	6.00	100	1989	1989	3	20	2,323	
2	0140	FIRE PLACE	0 100	0	0	1.00	UT	1,900.00	1,900.00	100	1989	1989	3	46	874	
3	0060	DECK WOOD	0 100	0	0	437.00	SF	5.00	5.00	100	2001	2001	3	20	437	
4	0060	DECK WOOD	0 100	0	0	745.00	SF	5.00	5.00	100	2004	2004	3	20	745	
5	0620	WOOD UTL B	0 100	18	10	180.00	SF	6.00	6.00	100	2004	2004	3	23	248	
6	0375	WOOD WALK	0 100	147	4	588.00	SF	15.00	15.00	100	2001	2001	3	20	1,764	
7	0375	WOOD WALK	0 100	167	3	501.00	SF	15.00	15.00	100	2000	2000	3	20	1,503	
8	0211	CONCRETE W	0 100	20	3	60.00	SF	6.00	6.00	100	1989	1989	3	20	72	

BLD DATE		01/16/2019	MMAK	LGL DATE	01/16/2019		MMAK
XF DATE		09/03/2013	MMAK	LAND DATE			
INC DATE				AG DATE			

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
FEP=[YR=2002] W16 DCK=[YR=2004] N6 W20 S6 E20\$ W36 S8 E48											
UOP=[YR=1993] S32 W44 N32 W4 S36 E52 N36 W4\$ BAS=[YR=1993]											
W44 S32 E44 N32\$ E4 N8 \$ PTR=E10 FUS=[YR=1993] S12 E20 N12											
W20\$ W10\$.											

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	000121	C	SFR BAY	100		RR1	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							