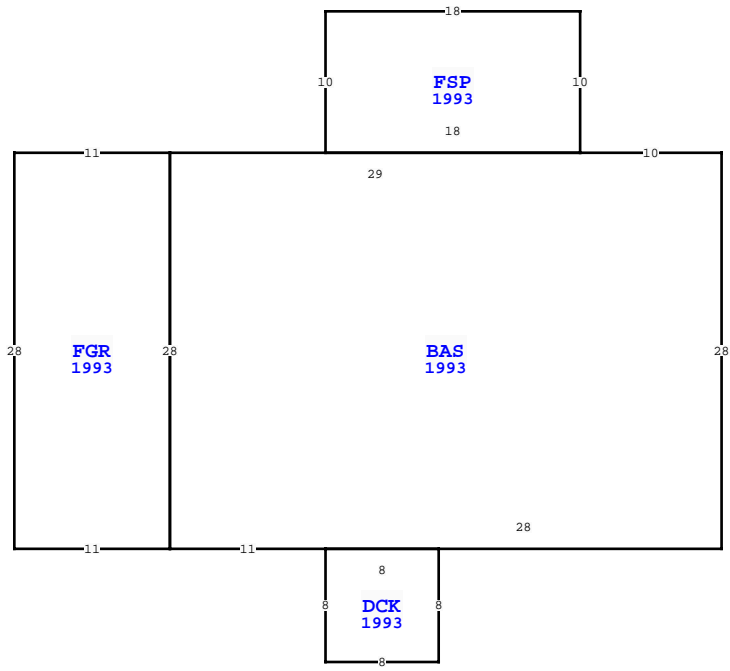


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
08	WD ON PLY 100				
03	GABLE/HIP 100				
12	MODULAR MT 100				
05	DRYWALL 100				
11	CLAY TILE 50				
14	CARPET 50				
04	AIR DUCTED 100				
03	CENTRAL 100				
	2 100				
	0 100				
1.	1. 100				
	0 100				
08	FAIR				
0100	SINGLE FAMILY				
4	MKT AREA	04			
000	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,092	100	1993	1,092	72,249
DCK	64	10	1993	6	397
FGR	308	50	1993	154	10,189
FSP	180	55	1993	99	6,550
TOTALS	1,644			1,351	89,385

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%	- 2021									Heated Area: 1092	
												HX Base Yr 2021	



WAKULLA COUNTY PROPERTY				
VALUATION SUMMARY			PAGE 1 of 1	
VALUATION BY		STANDARD		
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE		89,385		
TOTAL MARKET OB/XF VALUE		415		
TOTAL LAND VALUE - MARKET		15,000		
TOTAL MARKET VALUE		104,800		
SOH/AGL Deduction		12,389		
ASSESSED VALUE		92,411		
TOTAL EXEMPTION VALUE		HX HB 50,000		
BASE TAXABLE VALUE		42,411		
TOTAL JUST VALUE		104,800		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		100,084		
INCR EYB 1986-1990 ROOF OVER OB23-109 CC 4/6/2023				
2021 HX APPLIED - NEWMAN				
5 YR PRCL CH, PU XFOB LN 1				
SOH PORTED TO CHARLOTTE FOR 2019/BROBST				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
OB23-000109	ROOF OVER-CC	0	03/13/2023	
18000166	WINDOW RPLC	0	04/27/2018	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD	SALE PRICE
1079/0657	7/11/2018	WD Q	I 01	135,000
GRANTOR: BROBST RONALD R & KAT				
GRANTEE: NEWMAN ARTHUR JAMES				
0247/0668	1/13/1995	WD Q	I	63,900
GRANTOR:				
GRANTEE:				
BUILDING NOTES				
BUILDING DIMENSIONS				
BAS=[YR=1993] W10 FSP=[YR=1993] N10 W18 S10 E18\$ W29				
FGR=[YR=1993] W11 S28 E11 N28\$ S28 E11 DCK=[YR=1993] S8 E8				
N8 W8\$ E28 N28\$.				

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	0625	PORT WD UT	0	100	12	8			6.00	100	2016	2016	3	72	415	

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	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	AC		1.00	1.00	1.00	7,500.00	7,500.00	15,000							