

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
08	WD ON PLY 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
14	CARPET 90				
08	SHT VINYL 10				
04	AIR DUCTED 100				
03	CENTRAL 100				
	3 100				
	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	1,200	100	1993	1,200	67,966
DCK	96	10	1993	10	567
FOP	100	30	2000	30	1,699
FSP	180	55	1993	99	5,607
TOTALS	1,576			1,339	75,839

MARKET ADJUSTMENTS																												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																	
0100	01	1,339	97.7400	92.85	124,326	1984	1984	0	0	39.00	61.00																	
1 SINGLE FAM 100% - 1996 Heated Area: 1200 HX Base Yr 1996																												
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>01/28/2019</th> <th>MMAK</th> <th>LGL DATE</th> <th></th> </tr> <tr> <th>XF DATE</th> <th>01/28/2019</th> <th>MMAK</th> <th>LAND DATE</th> <th>01/28/2019</th> </tr> <tr> <th>INC DATE</th> <th></th> <th></th> <th>AG DATE</th> <th></th> </tr> </thead> </table>														BLD DATE	01/28/2019	MMAK	LGL DATE		XF DATE	01/28/2019	MMAK	LAND DATE	01/28/2019	INC DATE			AG DATE	
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WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				75,839	
TOTAL MARKET OB/XF VALUE				891	
TOTAL LAND VALUE - MARKET				15,000	
TOTAL MARKET VALUE				91,730	
SOH/AGL Deduction				13,572	
ASSESSED VALUE				78,158	
TOTAL EXEMPTION VALUE				HX HB 46,503	
BASE TAXABLE VALUE				31,655	
TOTAL JUST VALUE				91,730	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				85,522	
COMBINE W/ 03248-021					
ADDED RONDA TO OWNERSHIP, PER DEED OR 1172 P 182					
2021 HX CARD RTN BY PO- NO SUCH NUMBER					
S/O 1 ACRE TO 03248-021.					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1175/0632	10/06/2020	WD	U	V	30	100
GRANTOR: GRADYN FRANK JR						
GRANTEE: GRADYN FRANK & ROND						
1172/0182	10/06/2020	WD	U	I	30	100
GRANTOR: GRADYN FRANK JR						
GRANTEE: GRADYN FRANK & ROND						

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	0620	WOOD UTL B	0	100	11	7			77.00	SF	6.00	100	1983	3	20	92		
2	0940	OPEN SHED	0	100	12	10			120.00	SF	4.00	100	2018	2018	3	80	384	
3	0625	PORT WD UT	0	100	12	8			96.00	SF	6.00	100	2016	2016	3	72	415	
TOTALS														891				

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1993] W10 FSP=[YR=1993] N10 W18 FOP=[YR=2000] W10 S10 E10 N10\$ S10 E18\$ W40 S24 E12 DCK=[YR=1993] S8 E12 N8 W12\$ E38 N24\$.													

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	DPHT 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	AC		1.00	1.00	1.00	7,500.00	7,500.00	7,500							
2	000100	C	SFR	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	7,500							