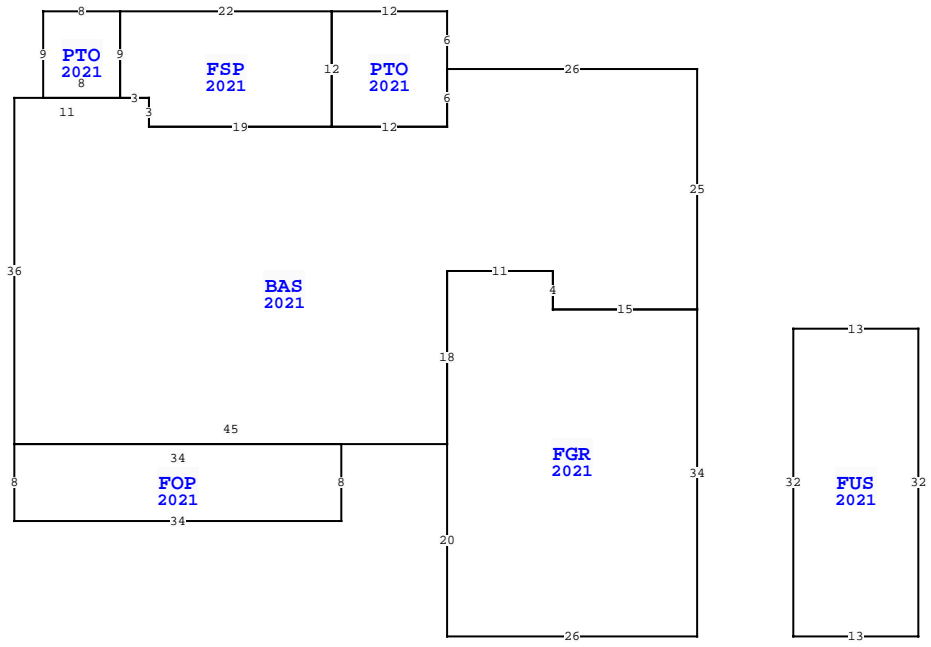




ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	05	WOOD	FRAME	100	
Exterior Wall	02	HARDIE	BRD	100	
Roof Structur	03	GABLE/HIP	100		
Roof Cover	13	GALVALUM	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	08	SHT VINYL	50		
Interior Floor	11	CLAY TILE	50		
Heating Type	04	AIR DUCTED	100		
Air Condition	03	CENTRAL	100		
Bedrooms				3	100
Bathrooms				2.5	100
Story Height				0	100
Stories	1.5			1.5	100
Units				0	100
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	1	MKT AREA			09
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,133	100	2021	2,133	233,323
FGR	928	50	2021	464	50,756
FOP	272	30	2021	82	8,970
FSP	255	55	2021	140	15,314
FUS	416	100	2021	416	45,505
PTO	72	5	2021	4	437
PTO	144	5	2021	7	765
TOTALS	4,220			3,246	355,073

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%	- 2022								
Heated Area: 2549						HX Base Yr 2022					



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			355,073
TOTAL MARKET OB/XF VALUE			39,266
TOTAL LAND VALUE - MARKET			40,640
TOTAL MARKET VALUE			434,979
SOH/AGL Deduction			69,370
ASSESSED VALUE			365,609
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			315,609
TOTAL JUST VALUE			434,979
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			439,947
JS PRMT CK, PU XFOBS. CC 05/2022			
COA PER NCOA REPORT			
2022 PORT FROM 01-6S-02W-147-03576-A22			
2022 HX APP W/PORT			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000297	ELEC TO GARAGE	0	03/30/2022
22000045	DET GAR 30*40	0	01/24/2022
20001171	SFD-CO	0	01/11/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1149/0438	5/01/2020	WD Q	Q	V	01	45,000
GRANTOR: MARIANNE A TRUSSELL A						
GRANTEE: HINCHEE DANIEL & TH						
1033/0661	5/03/2017	QC U	V	V	11	100
GRANTOR: TRUSSELL MARIANNE A						
GRANTEE: TRUSSELL MARIANNE A						

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	24	40			960.00	SF	6.00	2021	2021	3	93	5,357	
2	0211	CONCRETE W	0	100	149	4			596.00	SF	6.00	2021	2021	3	93	3,326	
3	0211	CONCRETE W	0	100	58	4			232.00	SF	6.00	2021	2021	3	93	1,295	
4	0211	CONCRETE W	0	100	6	6			36.00	SF	6.00	2021	2021	3	93	201	
5	0211	CONCRETE W	0	100	7	6			42.00	SF	6.00	2021	2021	3	93	234	
6	0213	CONCRETE P	0	100	7	4			28.00	SF	6.00	2021	2021	3	100	168	
7	0213	CONCRETE P	0	100	6	3			18.00	SF	6.00	2021	2021	3	100	108	
8	0210	CONCRETE D	0	100	35	8			280.00	SF	6.00	2022	2022	3	97	1,630	
9	0210	CONCRETE D	0	100	30	21			630.00	SF	6.00	2022	2022	3	97	3,667	
10	0190	PREFAB MET	0	100	40	30			1,200.00	SF	20.00	2022	2022	3	97	23,280	
TOTALS															39,266		

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	DPTH 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	5.08	AC		1.00	1.00	1.00	8,000.00	8,000.00	40,640							