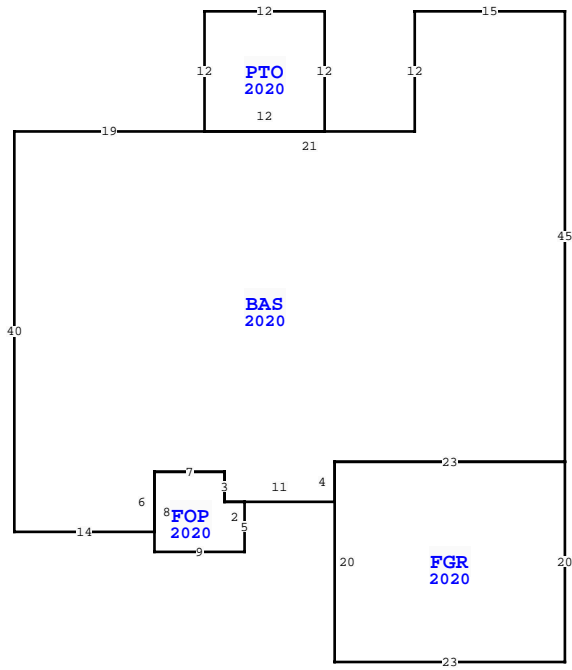


ELEMENT		CD	CONSTRUCTION		
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	90	
Exterior Wall	19	COMMON	BRK	10	
Roof Structur	04	WOOD	TRUSS	100	
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL	100		
Interior Floor	07	VYL	PLANK	90	
Interior Floor	11	CLAY	TILE	10	
Heating Type	13	HEAT	PUMP	100	
Air Condition	13	HEAT	PUMP	100	
Bedrooms	4	100			
Bathrooms	2	100			
Stories	1.	1.	100		
Fireplace	01	FIREPLACE	100		
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	2	MKT AREA	10		
NEIGHBORHOOD/LOC	337.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,144	100	2020	2,144	222,276
FGR	460	50	2020	230	23,845
FOP	66	30	2020	20	2,074
PTO	144	5	2020	7	726
TOTALS	2,814			2,401	248,920

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: 2144						HX Base Yr 2021					



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			248,920
TOTAL MARKET OB/XF VALUE			15,946
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			314,866
SOH/AGL Deduction			15,563
ASSESSED VALUE			299,303
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			249,303
TOTAL JUST VALUE			314,866
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			306,549
ADD HX FOR 2021-LUCKEY			
PU XFOB LN 4-5.			
5 YR PRCL CK, PU NEW SFD & XFOB LN 1-3			
COA PER NCOA TRIM REPORT			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001570	SFD-CO	0	01/02/2020
20071411	SFD-EXPIRED	0	10/17/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1156/0389	6/18/2020	WD Q	Q	I	01	314,800
GRANTOR: STEVE BYRD CONSTRUCTI						
GRANTEE: LUCKEY JEFFREY & CA						
1133/0224	11/27/2019	QC U	V	V	30	26,000
GRANTOR: BYRD STEVE C						
GRANTEE: STEVE BYRD CONSTRUC						

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
2	0210	CONCRETE D	0	100	172	12			6.00	100	2020	2020	3	89	11,022	
3	0955	PRIVACY FE	0	100	0	0			15.00	100	2020	2020	3	97	844	
4	0210	CONCRETE D	0	100	0	0			6.00	100	2020	2020	3	89	3,236	
5	0955	PRIVACY FE	0	100	0	0			15.00	100	2020	2020	3	97	844	

TOTAL OB/XF												15,946					
BLD DATE	08/28/2020	MMJT	LGL DATE	08/28/2020	MMJT	XF DATE	08/28/2020	MMJT	AG DATE	08/28/2020	MMJT						

BUILDING NOTES											
BAS=[YR=2020] W15 S12 W21 PTO=[YR=2020] E12 N12 W12 S12\$ W19 S40 E14 N6 E7 S3 FOP=[YR=2020] N3 W7 S8 E9 N5 W2\$ E11N4 E23 FGR=[YR=2020] W23 S20 E23 N20\$ N45\$.											

LAND DESCRIPTION												TOTAL OB/XF												15,946					
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			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000												