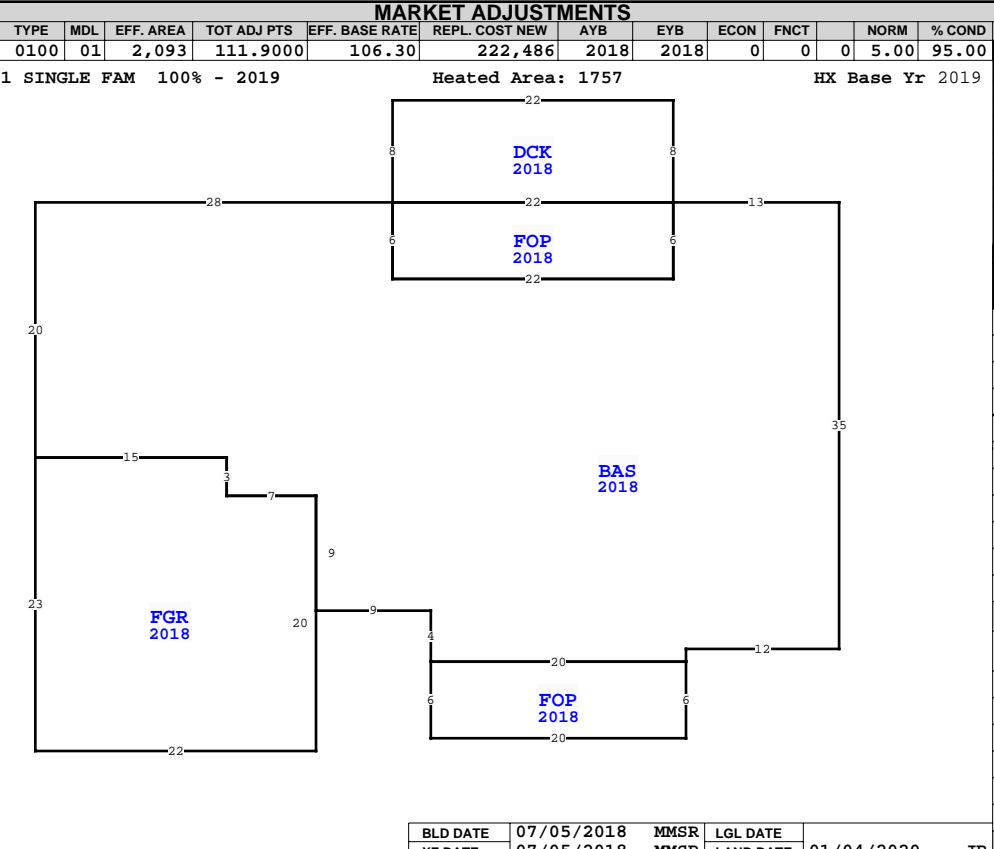


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
07	VYL PLANK 70				
14	CARPET 30				
13	HEAT PUMP 100				
13	HEAT PUMP 100				
	3 100				
	2 100				
	0 100				
1.	1. 100				
	0 100				
03	AVERAGE				
0100	SINGLE FAMILY				
2	MKT AREA	10			
337.00	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,757	100	2018	1,757	177,431
DCK	176	10	2018	18	1,817
FGR	485	50	2018	242	24,439
FOP	120	30	2018	36	3,636
FOP	132	30	2018	40	4,039
TOTALS	2,670			2,093	211,362



WAKULLA COUNTY PROPERTY PAGE 1 of 1

VALUATION SUMMARY		STANDARD	
VALUATION BY			
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		211,362	
TOTAL MARKET OB/XF VALUE		9,029	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		270,391	
SOH/AGL Deduction		16,002	
ASSESSED VALUE		254,389	
TOTAL EXEMPTION VALUE	HX HB VX 13	254,389	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		270,391	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		263,291	
MM 2022 5 YR CK NC			
ADD T&P 2022 - AUSTIN			
CORRECT SSN			
ADDED HX AND VX FOR 2019/AUSTIN			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000117	SFD-CO	0	02/21/2018
20071423	SFD-EXPIRED	0	10/18/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1078/0749	7/03/2018	WD Q	Q	I	01	253,500

GRANTOR: STEVE BYRD CONSTRUCTI
 GRANTEE: AUSTIN MELINDA L

1059/0075	12/27/2017	WD U	V	30	100
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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
1	0210	CONCRETE D	0 100	53 12	636.00	SF	6.00	6.00	100	2018	2018	3	80	3,053	
2	0210	CONCRETE D	0 100	0 0	1,041.00	SF	6.00	6.00	100	2018	2018	3	80	4,997	
3	0211	CONCRETE W	0 100	51 4	204.00	SF	6.00	6.00	100	2018	2018	3	80	979	

TOTAL OB/XF 9,029

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W13 DCK=[YR=2018] N8 W22 S8 E22\$ FOP=[YR=2018] W22 S6 E22 N6\$ S6 W22 N6 W28 S20 FGR=[YR=2018] S23 E22 N20 W7 N3 W15\$ E15 S3 E7 S9 E9 S4 E20 FOP=[YR=2018] W20 S6 E20 N6\$ N1 E12 N35\$.

LAND DESCRIPTION

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							