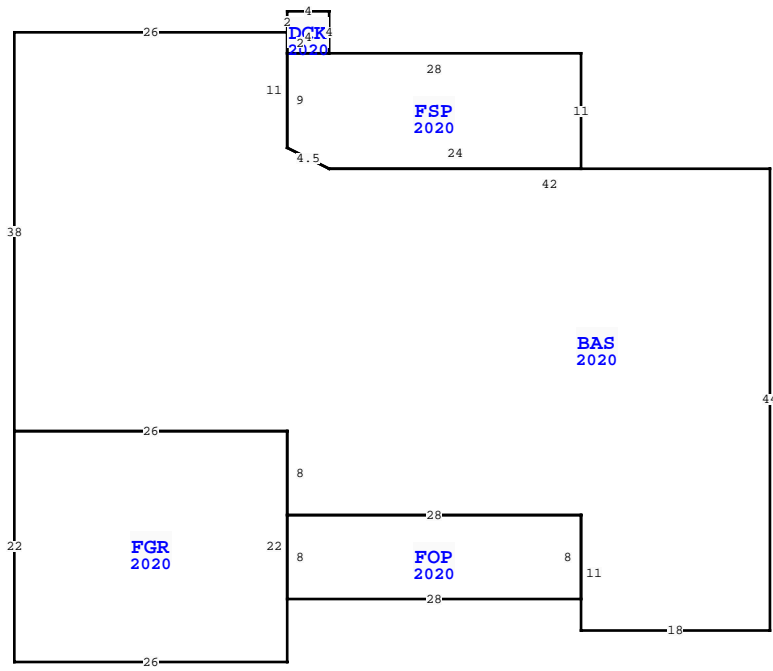




ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
07	VYL PLANK 70				
14	CARPET 30				
13	HEAT PUMP 100				
13	HEAT PUMP 100				
	4 100				
	3.5 100				
	0 100				
1.	1. 100				
01	FIREPLACE 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	2,708	100	2020	2,708	285,476
DCK	16	10	2020	2	210
FGR	572	50	2020	286	30,150
FOP	224	30	2020	67	7,064
FSP	304	55	2020	167	17,606
TOTALS	3,824			3,230	340,505

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,230	114.4000	108.68	351,036	2020	2020	0	0	3.00	97.00	
1 SINGLE FAM 100% - 2022 Heated Area: 2708 HX Base Yr 2022												



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		340,505	
TOTAL MARKET OB/XF VALUE		8,826	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		399,331	
SOH/AGL Deduction		6,114	
ASSESSED VALUE		393,217	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		343,217	
TOTAL JUST VALUE		399,331	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		390,552	
5 YR PRCL CK, PU NEW SFD AND XFOB LN 1-4			
ADDRESS ADDED PER PERMIT			
COA PER NCOA MOVED ACCNTS REPORT WCPA TRIM			
5 YR PRCL CK, N/C			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OBN21-00006	GENERATOR-CC	0	04/05/2021
21000354	GENERATOR-CO	0	04/05/2021
20000058	SFD-CO	0	12/23/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1189/0078	1/15/2021	WD Q	Q	I	01	429,000
GRANTOR: BAYVIEW BUILDERS LLLC						
GRANTEE: BOONE BERNICE MAE						
1145/0129	3/23/2020	WD Q	Q	V	01	30,000
GRANTOR: BYRD STEVEN C						
GRANTEE: BAYVIEW BUILDERS LL						

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	86	13	1,118.00	SF	6.00	6.00	100	2020	2020	3	89	5,970	
3	0210	CONCRETE D	0 100	0	0	319.00	SF	6.00	6.00	100	2020	2020	3	89	1,703	
4	0211	CONCRETE W	0 100	54	4	216.00	SF	6.00	6.00	100	2020	2020	3	89	1,153	

BLD DATE		01/07/2021	MMJT	LGL DATE	
XF DATE		LAND DATE	01/07/2021	MMJT	
INC DATE		AG DATE			

BUILDING NOTES	
BAS=[YR=2020] W42 L4 U2 N11 DCK=[YR=2020] S2 FSP=[YR=2020] S9 D2 R4 E24 N11 W28\$ E4 N4 W4 S2\$ W26 S38 E26	
FGR=[YR=2020] W26 S22 E26 N22\$ S8 E28 FOP=[YR=2020] W28 S8 E28 N8\$ S11 E18 N44\$.	

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	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							