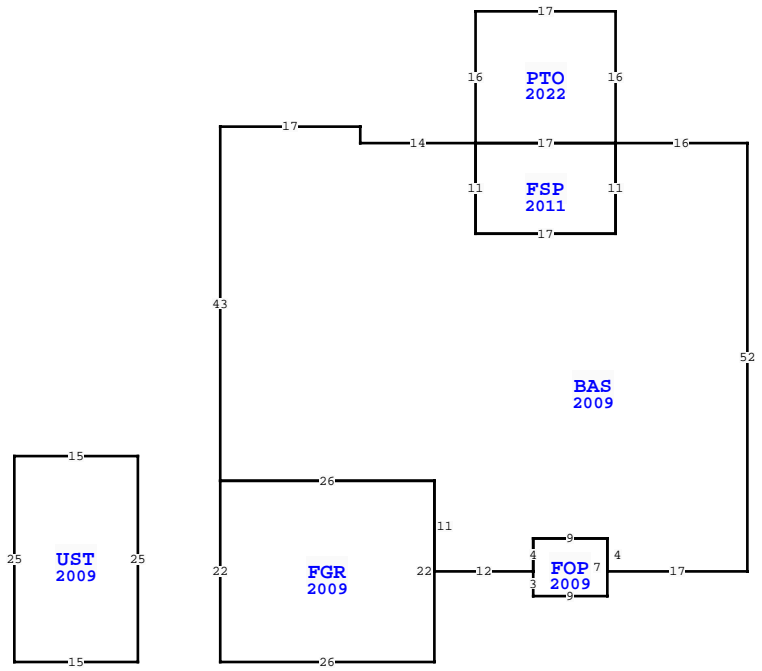


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	02	WOOD FRAME	100
Exterior Wall	19	COMMON BRK	90
Exterior Wall	21	STONE	10
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	50
Interior Floo	14	CARPET	50
Heating Type	13	HEAT PUMP	100
Air Condition	13	HEAT PUMP	100
Bedrooms		3	100
Bathrooms		3	100
Story Height		0	100
Stories	1.5	1.5	100
Units		0	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
BAS	2,853	100	2009
FGR	572	50	2009
FOP	63	30	2009
FSP	187	55	2011
PTO	272	5	2022
UST	375	45	2009
TOTALS	4,322		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	3,444	118.3000	112.38	387,037	2009	2013	0	0	10.00	90.00		
1 SINGLE FAM 0% - 2024 Heated Area: 2853 HX Base Yr													



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			348,333
TOTAL MARKET OB/XF VALUE			11,241
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			409,574
SOH/AGL Deduction			0
ASSESSED VALUE			409,574
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			409,574
TOTAL JUST VALUE			409,574
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			506,389
MM 5 YR CK, PU NEW TRV.			
INCR EYB 2009-2013 RE-ROOF CC 6-2022			
FLAGGED WITH H3 AS FWD ADDR IS NOT SITE ADDR			
2023 HX RECEIPT CARD RTS - UPDATED W FWD ADDR			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB24-000474	HVAC CHANGE OUT-C		08/06/2024
OB22-000266	RE-ROOF-CC	0	04/25/2022
2009610	SFD-CO	0	07/17/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1299/0761	1/31/2023	WD Q	Q	I	01	480,000
GRANTOR: PATE RYAN & SARAHVI						
GRANTEE: DEAN AKII & AMBER						
0794/0010	5/10/2009	WD Q	V	01		39,000
GRANTOR: BOYNTON BEN C						
GRANTEE: PATE RYAN						

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	0	106	15		1,590.00	SF	6.00	100	2009	2009	3	67	6,392
2	0211	CONCRETE W	0	0	55	3		165.00	SF	6.00	100	2009	2009	3	67	663
3	0211	CONCRETE W	0	0	6	3		18.00	SF	6.00	100	2009	2009	3	67	72
4	0210	CONCRETE D	0	0	0	0		200.00	SF	6.00	100	2009	2009	3	67	804
5	0080	4' CHAINLI	0	0	0	0		146.00	LF	13.00	100	2014	2014	3	67	1,272
6	0955	PRIVACY FE	0	0	0	0		172.00	LF	15.00	100	2014	2014	3	79	2,038

BLD DATE		07/18/2018	MMSR	LGL DATE	
XF DATE	07/18/2018	MMSR	LAND DATE	01/04/2020	JB
INC DATE			AG DATE		

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2009] W16 FSP=[YR=2011] W17 S11 E17 N11\$ S11 W17 N11 W14 N2 W17 S43 FGR=[YR=2009] S22 PTR=W10 UST=[YR=2009] N25 W15 S25 E15\$ E10\$ E26 N22 W26\$ E26 S11 E12 FOP=[YR=2009] S3 E9 N7 W9 S4\$ N4 E9 S4 E17 N52\$ PTR=N16 W16 PTO=[YR=2022] W17 S16 E17 N16\$ E16 S16\$.	

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							