

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 70				
11	AVERAGE 30				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
12	HARDWOOD 70				
14	CARPET 30				
13	HEAT PUMP 100				
13	HEAT PUMP 100				
	4 100				
	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	1,961	100	2009	1,961	191,482
FGR	400	50	2009	200	19,529
FOP	138	30	2009	41	4,003
FSP	285	55	2018	157	15,330
TOTALS	2,784			2,359	230,344

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,359	116.8000	110.96	261,755	2009	2011	0	0	12.00	88.00
1 SINGLE FAM 100% - 2010 Heated Area: 1961 HX Base Yr 2010											

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		230,344	
TOTAL MARKET OB/XF VALUE		10,777	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		291,121	
SOH/AGL Deduction		78,179	
ASSESSED VALUE		212,942	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		162,942	
TOTAL JUST VALUE		291,121	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		282,125	
MM 5 YR CK, CH EXW, PU XFOB.			
INCR EYB 2009-2011 HVAC-CC 2-2022			
5 YR PRCL CH, PU XFOB LN 4-5, PU CORR TRAV			
5 YR PRCL CH, PU CORR FLOOR			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB21-000292	HVAC-CC	0	05/28/2021
18000400	SCREENED PORCH-CO	0	04/30/2018
20071410	SFD-CO	0	10/17/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0793/0511	4/30/2009	WD Q	Q	I	01	228,000
GRANTOR: TURNER HERITAGE HOMES						
GRANTEE: HOELSCHER JAIME N &						
0778/0300	10/29/2008	WD Q	Q	V		40,000
GRANTOR: BEN BOYNTON						
GRANTEE: TURNER HERITAGE HOM						

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	98	12	1,176.00	SF	6.00	6.00	100	2009	2009	3	67	4,728	
2	0211	CONCRETE W	0 100	39	4	156.00	SF	6.00	6.00	100	2009	2009	3	67	627	
3	0955	PRIVACY FE	0 100	0	0	248.00	LF	15.00	15.00	100	2009	2009	3	55	2,046	
4	0210	CONCRETE D	0 100	12	12	144.00	SF	6.00	6.00	100	2018	2018	3	80	691	
5	0210	CONCRETE D	0 100	0	0	198.00	SF	6.00	6.00	100	2018	2018	3	80	950	
6	0955	PRIVACY FE	0 100	0	0	118.00	LF	15.00	15.00	100	2021	2021	3	98	1,735	

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							