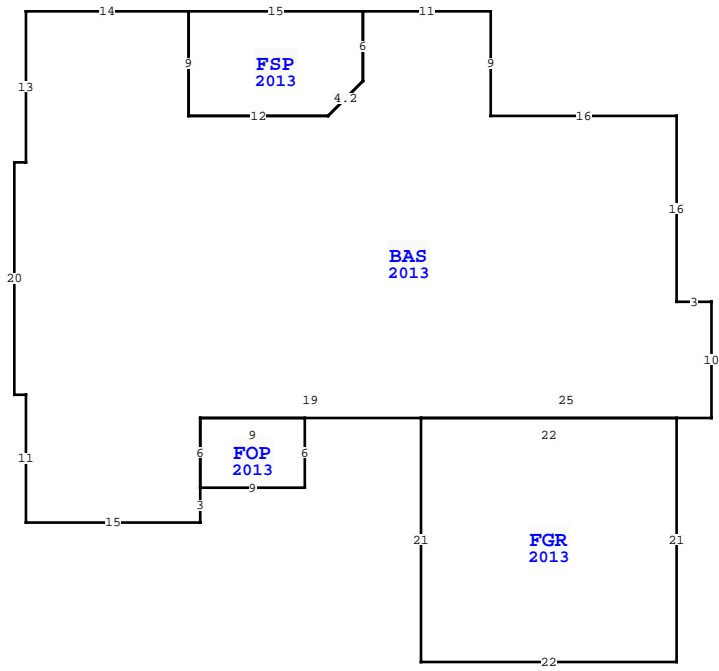


ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	80	
Exterior Wall	19	COMMON	BRK	20	
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL	100		
Interior Floor	10	LAMINATED	50		
Interior Floor	11	CLAY TILE	50		
Heating Type	13	HEAT PUMP	100		
Air Condition	13	HEAT PUMP	100		
Bedrooms		4	100		
Bathrooms		2	100		
Story Height		0	100		
Stories	1.	1.	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,871	100	2013	1,871	194,204
FGR	462	50	2013	231	23,977
FOP	54	30	2013	16	1,661
FSP	131	55	2013	72	7,474
TOTALS	2,518			2,190	227,316

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,190	121.4000	115.33	252,573	2013	2013	0	0	10.00	90.00
1 SINGLE FAM 100% - 2021 Heated Area: 1871 HX Base Yr 2021											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			227,316
TOTAL MARKET OB/XF VALUE			45,360
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			322,676
SOH/AGL Deduction			116,172
ASSESSED VALUE			206,504
TOTAL EXEMPTION VALUE	HA HAB VT	206,504	
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			322,676
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			315,832
PU XFOBS; PERMIT FOR VINYL POOL CC 10/2022			
MM CK PERMIT; DEMO PTO IN NEW TRAVERSE			
2020 PORT TO 402-09946-045			
POWELL			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21-000410	IN-GROUND POOL-CC	0	05/03/2021
21000303	METAL BUILDING	0	03/29/2021
2013394	SFD-CO	0	06/14/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1184/0250	12/15/2020	WD	Q	I	01	315,000
GRANTOR: RAY DAVID FRANKLIN &						
GRANTEE: POWELL BARBARA AMID						
1149/0420	5/01/2020	WD	Q	I	01	275,000
GRANTOR: CORNWELL TRACY D & BR						
GRANTEE: RAY DAVID FRANKLIN						

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	0211	CONCRETE W	0	100	67	4	268.00	SF	6.00	6.00	100	2013	2013	3	67	1,077	
2	0210	CONCRETE D	0	100	0	0	1,443.00	SF	6.00	6.00	100	2013	2013	3	67	5,801	
3	0955	PRIVACY FE	0	100	0	0	152.00	LF	15.00	15.00	100	2020	2020	3	97	2,212	
4	0700	PORT BLDG	0	100	12	10	120.00	SF	0.00	0.00	100	2021	2021	3	96	0	
5	0220	POOL VINYL	0	100	32	16	512.00	SF	60.00	60.00	100	2022	2022	3	97	29,798	
6	0211	CONCRETE W	0	100	0	0	1,112.00	SF	6.00	6.00	100	2022	2022	3	97	6,472	
TOTALS															45,360		

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							