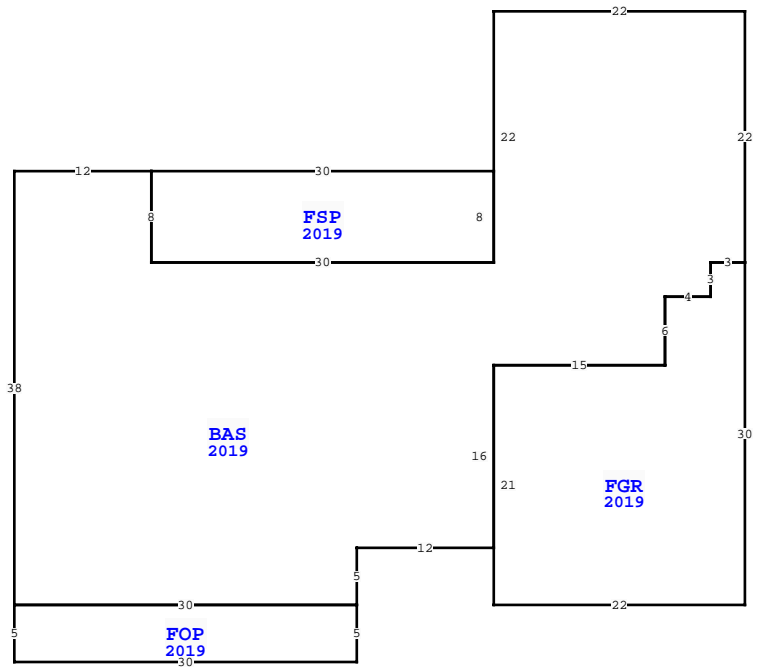




ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
01	WOOD FRAME 100				
02	WOOD FRAME 100				
05	HARDIE BRD 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
12	HARDWOOD 70				
14	CARPET 30				
13	HEAT PUMP 100				
13	HEAT PUMP 100				
	3 100				
	2 100				
	0 100				
1.	1. 100				
01	FIREPLACE 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	1,927	100	2019	1,927	208,430
FGR	513	50	2019	256	27,690
FOP	150	30	2019	45	4,867
FSP	240	55	2019	132	14,277
TOTALS	2,830			2,360	255,265

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,360	118.6000	112.67	265,901	2019	2019	0	0	4.00	96.00	
1 SINGLE FAM 100% - 2021			Heated Area: 1927			HX Base Yr 2021						



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		255,265	
TOTAL MARKET OB/XF VALUE		4,146	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		309,411	
SOH/AGL Deduction		76,164	
ASSESSED VALUE		233,247	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		183,247	
TOTAL JUST VALUE		309,411	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		300,897	
ADD HX & PORT FOR 2021-SMITH & HAUSSLING			
EMLD HILLSBOROUGH CO REQ FOR PORT-HAUSSLING			
135 GERANIUM TRACE			
HX FOR 2020 TO BE APPLIED ON THIS PRCL			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000667	SFD-CO	0	06/26/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1141/0016	2/12/2020	WD Q	Q	I	01	305,000
GRANTOR: MCDANIEL JIMMY NATHAN						
GRANTEE: SMITH STEPHEN D & H						
1107/0756	4/23/2019	WD Q	Q	I	01	282,500
GRANTOR: DORADO DESIGN & CONST						
GRANTEE: MCDANIEL JIMMY NATH						

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	10	4			6.00	100	2019	2019	3	85	204	
2	0210	CONCRETE D	0	100	0	0			6.00	100	2019	2019	3	85	2,514	
3	0211	CONCRETE W	0	100	70	4			6.00	100	2019	2019	3	85	1,428	

BUILDING NOTES			
BLD DATE 04/30/2019 MMSR LGL DATE 01/04/2020 JB			
XF DATE 04/30/2019 MMSR LGL DATE			
INC DATE AG DATE			

BUILDING DIMENSIONS			
BAS=[YR=2019] W22 S22 W30 N8 FSP=[YR=2019] S8 E30 N8 W30\$ W12 S38 FOP=[YR=2019] S5 E30 N5 W30\$ E30 N5 E12 N16 E15 N6 E4 N3 E3 FGR=[YR=2019] W3 S3 W4 S6 W15 S21 E22 N30\$ N22\$.			

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								