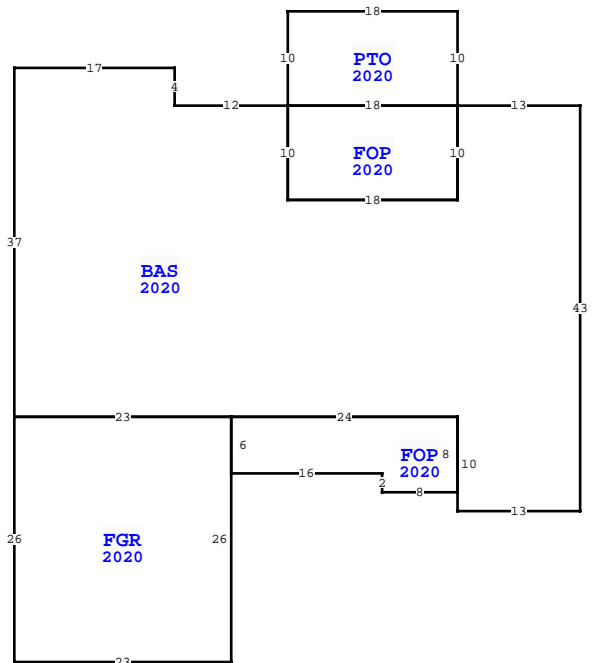


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo		N/A 100
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		3 100
Bathrooms		2 100
Story Height		0 100
Stories	1.	1. 100
Units		0 100
Quality	03	AVERAGE
DOR CODE	0100	SINGLE FAMILY
MAP NUM	1	MKT AREA 09
NEIGHBORHOOD/LOC	346.00	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,998	100
FGR	598	50
FOP	160	30
FOP	180	30
PTO	180	5
TOTALS	3,116	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,408	101.0000	95.95	231,048	2020	2020	0	0	3.00	97.00
1 SINGLE FAM 100% - 2021 Heated Area: 1998 HX Base Yr 2021											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			224,117
TOTAL MARKET OB/XF VALUE			37,306
TOTAL LAND VALUE - MARKET			48,500
TOTAL MARKET VALUE			309,923
SOH/AGL Deduction			56,643
ASSESSED VALUE			253,280
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			203,280
TOTAL JUST VALUE			309,923
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			277,535
CHG ADDR PER HX APP			
ADD HX & PORT FOR 2021-BROWN			
PRCL AND LAND USE CODES			
5 YR PRCL CK, PU XFOB LN 1-4, PU BLDG 1, CHG			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000402	SFD-CO	0	05/18/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1149/0076	4/30/2020	WD Q	Q	V	01	25,000
GRANTOR: JASON WESSINGER CONST						
GRANTEE: BROWN TERRY L & ELI						
1123/0205	8/30/2019	WD Q	Q	V	05	99,000
GRANTOR: SLICK ROCK CANYON UNI						
GRANTEE: JASON WESSINGER CON						

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	0	4,293.00	SF	6.00	6.00	100	2020	2020	3	89	22,925	
2	0211	CONCRETE W	0	100	73	292.00	SF	6.00	6.00	100	2020	2020	3	89	1,559	
3	0051	CARPORT UN	0	100	36	864.00	SF	12.00	12.00	100	2020	2020	3	94	9,746	
4	0630	METAL UTL	0	100	36	432.00	SF	8.00	8.00	100	2020	2020	3	89	3,076	

TOTAL OB/XF												37,306												
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	48,500.00	48,500.00	48,500							

BUILDING NOTES											
BAS=[YR=2020] W13 PTO=[YR=2020] N10 W18 S10 E18\$											
FOP=[YR=2020] W18 S10 E18 N10\$ S10 W18 N10 W12 N4 W17 S37 E23											
FGR=[YR=2020] W23 S26 E23 N26\$ FOP=[YR=2020] S6 E16 S2 E8 N8 W24\$ E24 S10 E13 N43\$.											

LAND DESCRIPTION												TOTAL OB/XF												37,306					
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	48,500.00	48,500.00	48,500												