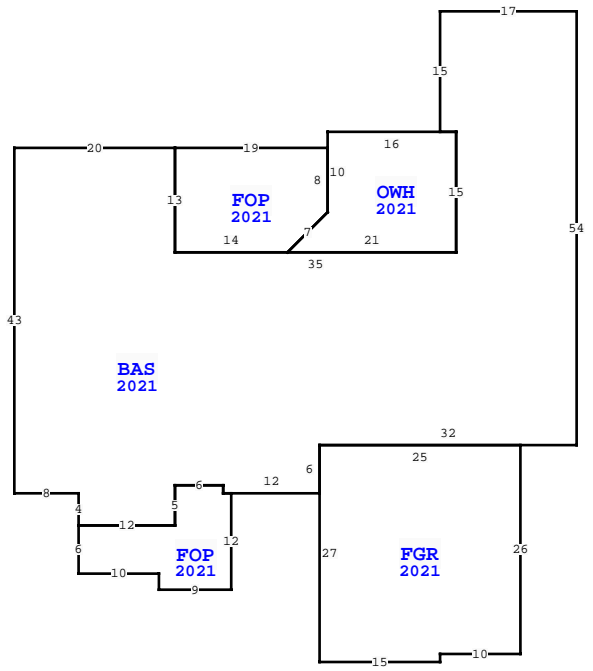




ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
11	AVERAGE 80				
05	HARDIE BRD 20				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
11	CLAY TILE 60				
14	CARPET 40				
04	AIR DUCTED 100				
03	CENTRAL 100				
	Bedrooms	4	100		
	Bathrooms	3.5	100		
	Story Height	0	100		
1.	Stories	1.100			
	Units	0	100		
03	AVERAGE				
0100	SINGLE FAMILY				
1	MKT AREA		09		
346.00	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,690	100	2021	2,690	306,036
FGR	665	50	2021	332	37,771
FOP	166	30	2021	50	5,689
FOP	235	30	2021	70	7,963
OWH	253	100	2021	253	28,784
TOTALS	4,009			3,395	386,243

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	3,395	122.2000	116.09	394,126	2021	2021	0	0	2.00	98.00		
1 SINGLE FAM 100% - 2023 Heated Area: 2943 HX Base Yr 2023													



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		386,243	
TOTAL MARKET OB/XF VALUE		17,939	
TOTAL LAND VALUE - MARKET		48,500	
TOTAL MARKET VALUE		452,682	
SOH/AGL Deduction		51,045	
ASSESSED VALUE		401,637	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		351,637	
TOTAL JUST VALUE		452,682	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		389,939	
COA PER NCOA REPORT			
CORRECTIONS MADE ON BLDG SCN PER PROOFING LBH			
PU NEW SFD ADDED XFOB LINES 1-4			
ADDRESS CHANGE PER PERMIT			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000176	SFD-CO	0	10/19/2020
20000176	SFD	0	10/19/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1246/0550	12/10/2021	CD	U	V	11	100
GRANTOR: ADAMS MAURICE & LOVET						
GRANTEE: ADAMS MAURICE & ADA						
1239/0926	11/23/2021	QC	U	V	11	100
GRANTOR: ADAMS MAURICE & LOVET						
GRANTEE: ADAMS MAURICE & ADA						

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	76	16			6.00	100	2021	2021	3	93	6,785	
2	0210	CONCRETE D	0	100	97	16			6.00	100	2021	2021	3	93	8,660	
3	0211	CONCRETE W	0	100	12	10			6.00	100	2021	2021	3	93	670	
4	0140	FIRE PLACE	0	100	0	0			1,900.00	100	2021	2021	3	96	1,824	
TOTALS														17,939		

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	48,500.00	48,500.00	48,500							