

BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Foundation	01	WOOD FRAME 100			
Frame	02	WOOD FRAME 100			
Exterior Wall	30	VINYL 80			
Exterior Wall	05	HARDIE BRD 20			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	10	LAMINATED 50			
Interior Floo	14	CARPET 50			
Heating Type	04	AIR DUCTED 100			
Air Condition	03	CENTRAL 100			
Bedrooms		4 100			
Bathrooms		3 100			
Story Height		0 100			
Stories	1.	1. 100			
Units		0 100			
Condition Adj	12	AVERAGE 100			
Quality	03	AVERAGE			
DOR CODE	6900	ORNAMENTALS, MISC			
MAP NUM	1	MKT AREA 09			
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,520	100	2019	2,520	244,557
DCK	28	10	2019	3	291
DCK	30	10	2019	3	291
FOP	180	30	2019	54	5,241
FSP	630	55	2020	346	33,578
TOTALS	3,388			2,926	283,957

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SFR/DCA/MO	0%	- 0	101.09	295,789	2019	2019	0	0	4.00	96.00
Heated Area: 2520 HX Base Yr											

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		283,957	
TOTAL MARKET OB/XF VALUE		565,800	
TOTAL LAND VALUE - MARKET		115,668	
TOTAL MARKET VALUE		868,760	
SOH/AGL Deduction		0	
ASSESSED VALUE		868,760	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		868,760	
TOTAL JUST VALUE		965,425	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		879,243	
MM 5 YR CK, UPDATE XFOBS, PU NEW TRAV			
2022 AG RENEW W/O CARD			
2021 AG RENEWAL RECD			
5 YR PRCL CH, PU XFOB LN 1, PU MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
18001035	MH-CO	0	11/14/2018
SALES DATA			
OFF RECORD Number	DATE	TYPE INST U / I /	RSN CD SALE PRICE
1077/0774	6/15/2018	WD Q V	01 231,000
GRANTOR: N G WADE INVESTMENT C			
GRANTEE: A-A-C, LLC			
BUILDING NOTES			
BUILDING DIMENSIONS			
FSP=[YR=2020] W15 S42 E15 BAS=[YR=2019] W15 N42 W30 S70 FOP=[YR=2019] S6 E30 DCK=[YR=2019] W7 S4 E7 N4\$ N6 W30\$ E45 N28\$ N21 DCK=[YR=2019] S6 E5 N6 W5\$ N21\$.			

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	0590	GRN HSE AV	0	0	607	192		116,544.00	SF	5.00	100	2019	2019	3	85	495,312
2	0956	PRIVACY FE	0	0	0	0		872.00	LF	19.00	100	2020	2020	3	89	14,746
3	0055	PORTABLE C	0	0	20	12		240.00	SF	0.00	100	2020	2020	3	89	0
4	0060	DECK WOOD	0	0	0	0		285.00	SF	5.00	100	2022	2022	3	99	1,411
5	0210	CONCRETE D	0	0	81	22		1,782.00	SF	6.00	100	2020	2020	3	89	9,516
6	0210	CONCRETE D	0	0	64	67		4,288.00	SF	6.00	100	2020	2020	3	89	22,898
7	0210	CONCRETE D	0	0	0	0		2,021.00	SF	6.00	100	2020	2020	3	89	10,792
8	0190	PREFAB MET	0	0	25	25		625.00	SF	20.00	100	2020	2020	3	89	11,125
TOTAL OB/XF 565,800																

LAND DESCRIPTION																								
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	006920	A	NURS-WHO	0			0.00	0.00	33.05	AC		1.00	1.00	1.00	575.00	575.00	19,003							