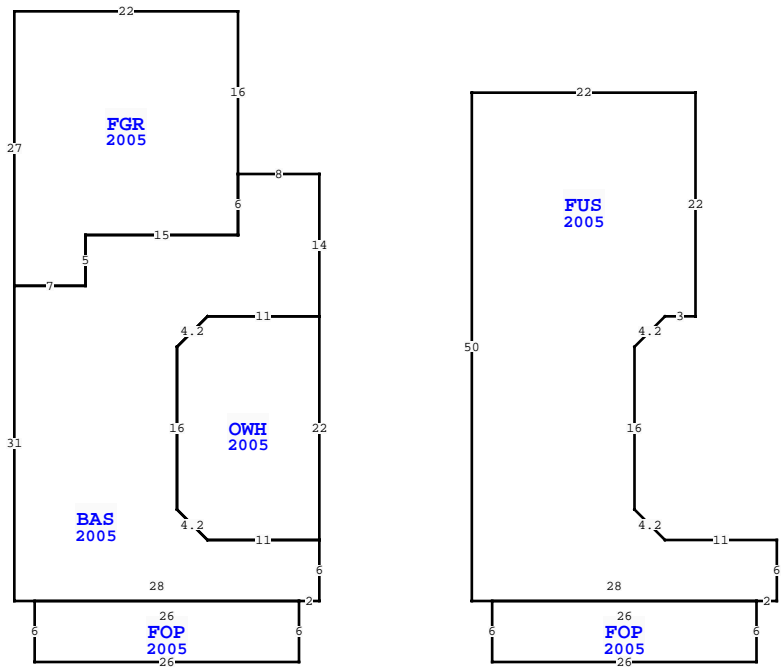




ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
02	CONCR SLAB 100		
02	WOOD FRAME 100		
05	HARDIE BRD 80		
20	FACE BRICK 20		
03	GABLE/HIP 100		
12	MODULAR MT 100		
05	DRYWALL 100		
11	CLAY TILE 50		
12	HARDWOOD 50		
04	AIR DUCTED 100		
03	CENTRAL 100		
	Bedrooms	3	100
	Bathrooms	2.5	100
	Story Height	0	100
2.	Stories	2.	100
	Units	0	100
03	AVERAGE		
0401	TOWNHOUSE		
1	MKT AREA		07
263.00	NEIGHBORHOOD/LOC	1.00/	
	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	794	100	2005
FGR	519	50	2005
FOP	156	30	2005
FOP	156	30	2005
FUS	1,025	100	2005
OWH	299	100	2005
TOTALS	2,949		2,472
			205,135

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	TWNHSE	100%	- 2012	112.14	277,210	2005	2005	0	0	26.00	74.00
				Heated Area: 2118				HX Base Yr 2012			



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	205,135		
TOTAL MARKET OB/XF VALUE	495		
TOTAL LAND VALUE - MARKET	30,000		
TOTAL MARKET VALUE	235,630		
SOH/AGL Deduction	99,254		
ASSESSED VALUE	136,376		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	86,376		
TOTAL JUST VALUE	235,630		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	241,236		
5 YR PRCL CH, N/C			
5 YR PRCL CH, N/C			
5 YR PRCL CH, CHG BLDG USE CODE			
ADD HX FOR 2012			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20055820	TOWNHOUSE	0	06/15/2005
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
0865/0086	10/26/2011	WD U	I 12
		SALE PRICE	90,000
GRANTOR: WAKULLA BANK / FDIC			
GRANTEE: HARRISON TYLER & LA			
0834/0307	8/31/2010	WD U	I 12
		SALE PRICE	166,500
GRANTOR: J.B. BECK ENTERPRISES			
GRANTEE: WAKULLA BANK			
BUILDING NOTES			
BUILDING DIMENSIONS			
FGR=[YR=2005] W22 S27 E7 N5 E15 N6 BAS=[YR=2005] S6 W15 S5 W7 S31 E28 FOP=[YR=2005] W26 S6 E26 N6\$ E2 PTR= E15			
FUS=[YR=2005] E28 FOP=[YR=2005] W26 S6 E26 N6\$ E2 N6 W11 L3 U3 N16 U3 R3 E3 N22 W22 S50\$ W15\$ N6 W11 L3 U3 N16 U3 R3 E11 OWH=[YR=2005] W11 L3 D3 S16 D3 R3 E11 N22\$ N14 W8\$ N16\$.			

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0211	CONCRETE W	0	100	0	0			6.00	100	2005
2	0210	CONCRETE D	0	100	17	11			6.00	100	2005

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000810	C	TOWNHOUSE1	100			0.00	0.00	1.00	LT	1.00