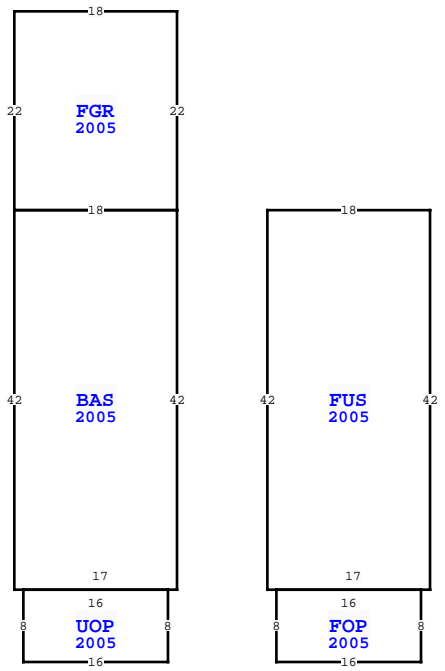


BUILDING CHARACTERISTICS	
ELEMENT	CD
Foundation	02 CONCR SLAB 100
Frame	02 WOOD FRAME 100
Exterior Wall	05 HARDIE BRD 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 50
Interior Floor	14 CARPET 50
Heating Type	04 AIR DUCTED 100
Air Condition	03 CENTRAL 100
Bedrooms	3 100
Bathrooms	2 100
Story Height	0 100
Stories	2. 100
Units	0 100
Quality	03 AVERAGE
DOR CODE	0401 TOWNHOUSE
MAP NUM	1 MKT AREA 07
NEIGHBORHOOD/LOC	263.00 1.00/
AREA TYPE	TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE
BAS	756 100 2005 756 62,181
FGR	396 50 2005 198 16,286
FOP	128 30 2005 38 3,126
FUS	756 100 2005 756 62,181
UOP	128 20 2005 26 2,139
TOTALS	2,164 1,774 145,913

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	TWNHSE	100%	- 2021									
			Heated Area: 1512				HX Base Yr 2021					



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			145,913
TOTAL MARKET OB/XF VALUE			1,135
TOTAL LAND VALUE - MARKET			30,000
TOTAL MARKET VALUE			177,048
SOH/AGL Deduction			96,987
ASSESSED VALUE			80,061
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			30,061
TOTAL JUST VALUE			177,048
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			181,052
5 YEAR PRCL CH, N/C			
ADD HX & PORT FOR 2021-WINTERS			
EMLD NAUSSUA CO REQ FOR PORT-WINTERS			
5 YR PRCL CH, N/C			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
32799	TOWNHOUSE	0	12/08/2004
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD SALE PRICE
1160/0619	7/17/2020	WD Q	I 01 140,000
GRANTOR: VENSEL GREGORY D & TR			
GRANTEE: WINTERS RICHARD P &			
0593/0720	5/19/2005	WD Q	I 167,000
GRANTOR: 3-M CONSTRUCTION			
GRANTEE: VENSEL & ETAL			
BUILDING NOTES			
BUILDING DIMENSIONS			
FGR=[YR=2005] W18 S22 E18 BAS=[YR=2005] W18 S42 E1 UOP=[YR=2005] S8 E16 N8 W16\$ E17 N42\$ PTR=[YR=2005] E10 FUS=[YR=2005] S42 E1 FOP=[YR=2005] S8 E16 N8 W16\$ E17 N42 W18\$ W10\$ N22\$.			

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	0130	FIRE PLACE	0	100	0	1.00	UT	1,300.00	1,300.00	100	2005	2005	3	64	832	
2	0210	CONCRETE D	0	100	0	120.00	SF	6.00	6.00	100	2005	2005	3	24	173	
3	0211	CONCRETE W	0	100	0	80.00	SF	6.00	6.00	100	2006	2006	3	27	130	

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	000810	C	TOWNHOUSE1	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000								