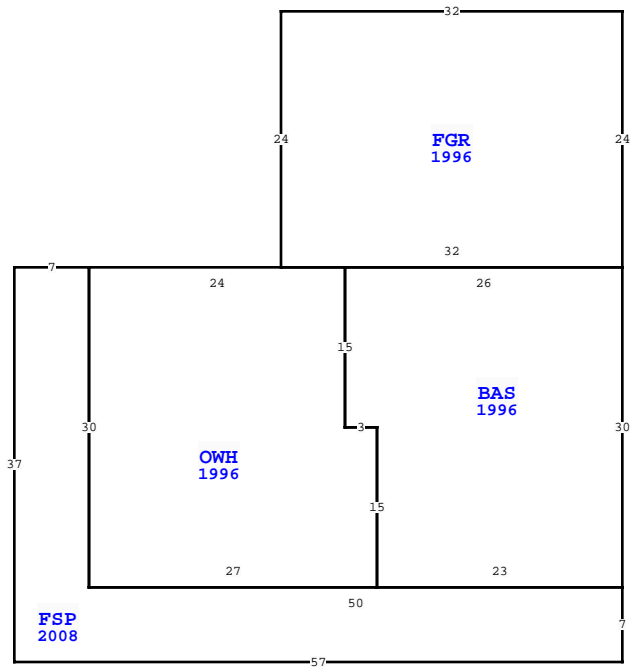




ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
01	WOOD FRAME 100				
02	WOOD FRAME 100				
12	CEDAR/CYPR 100				
03	GABLE/HIP 100				
12	MODULAR MT 100				
05	DRYWALL 50				
06	CUST PANEL 50				
12	HARDWOOD 70				
14	CARPET 30				
04	AIR DUCTED 100				
03	CENTRAL 100				
	Bedrooms	3	100		
	Bathrooms	2	100		
	Story Height	0	100		
1.	1. 100				
	Units	0	100		
03	AVERAGE				
5000	IMPRVD AG RES				
5	MKT AREA		10		
000	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	735	100	1996	735	62,492
FGR	768	50	1996	384	32,649
FSP	609	55	2008	335	28,482
OWH	765	100	1996	765	65,043
TOTALS	2,877			2,219	188,666

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,219	122.6000	116.47	258,447	1996	1996	0	0	27.00	73.00
1 SINGLE FAM 0% - 0 Heated Area: 1500 HX Base Yr											



WAKULLA COUNTY PROPERTY					
VALUATION SUMMARY			PAGE 1 of 2		
VALUATION BY			STANDARD		
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE			188,666		
TOTAL MARKET OB/XF VALUE			60,323		
TOTAL LAND VALUE - MARKET			232,000		
TOTAL MARKET VALUE			284,139		
SOH/AGL Deduction			0		
ASSESSED VALUE			284,139		
TOTAL EXEMPTION VALUE			0		
BASE TAXABLE VALUE			284,139		
TOTAL JUST VALUE			480,989		
NCON VALUE			0		
INCOME VALUE					
PREVIOUS YEAR MKT VALUE			268,927		
CORRECT LAND LINES					
FR 5 YR CK, CORRECTED & PU XFOB					
2022 AG RENEW RECD					
2021 AG RENEWAL RECD					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
20000598	ELECTRICAL	0	06/29/2020		
031224	ELECT U.G.	0	01/20/2004		
020300	N/A	0	11/09/1995		
019441	N/A	0	03/24/1995		
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V / I / CD	RSN	SALE PRICE
1065/0770	3/06/2018	WD Q	V	05	500,000
GRANTOR: PEYTON L YON AKA PEYT					
GRANTEE: OHLAH CHERYL E					
0261/0727	9/15/1995	QC U	V		100
GRANTOR:					
GRANTEE:					
BUILDING NOTES					
BUILDING DIMENSIONS					
FGR=[YR=1996] W32 S24 E32 BAS=[YR=1996] W26 S15 E3 S15 E23					
FSP=[YR=2008] W50 N30 OWH=[YR=1996] S30 E27 N15 W3 N15 W24\$					
W7 S37 E57 N7\$ N30\$ N24\$.					

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	0140	FIRE PLACE	0	0	0	0	1.00	UT	1,900.00	1,900.00	100	1996	1996	3	53	1,007	
2	0210	CONCRETE D	0	0	49	19	931.00	SF	6.00	6.00	100	2009	2009	3	39	2,179	
3	0250	ASPHALT AV	0	0	868	10	8,680.00	SF	2.00	2.00	100	2006	2006	3	27	4,687	
4	0250	ASPHALT AV	0	0	42	18	756.00	SF	2.00	2.00	100	2006	2006	3	27	408	
5	0770	PUMP HOUSE	0	0	8	8	64.00	SF	5.00	5.00	100	2008	2008	3	50	160	
6	0020	BARN, FRAME	0	0	36	46	1,656.00	SF	12.00	12.00	100	1995	1995	3	20	3,974	
7	0072	VINYL FENC	0	0	0	0	8,979.00	LF	11.00	11.00	100	2004	2004	3	23	22,717	
8	0700	PORT BLDG	0	0	12	30	360.00	SF	8.00	8.00	100	1995	1995	3	52	1,498	
9	0055	PORTABLE C	0	0	30	26	780.00	SF	3.00	3.00	100	2008	2008	3	34	796	
10	0055	PORTABLE C	0	0	45	18	810.00	SF	3.00	3.00	100	2009	2009	3	39	948	

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	000110	C	SFR RURAL	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	15,000							
2	005920	A	TIMB/PAST	0			0.00	0.00	62.00	AC		1.00	1.00	1.00	325.00	325.00	20,150							

