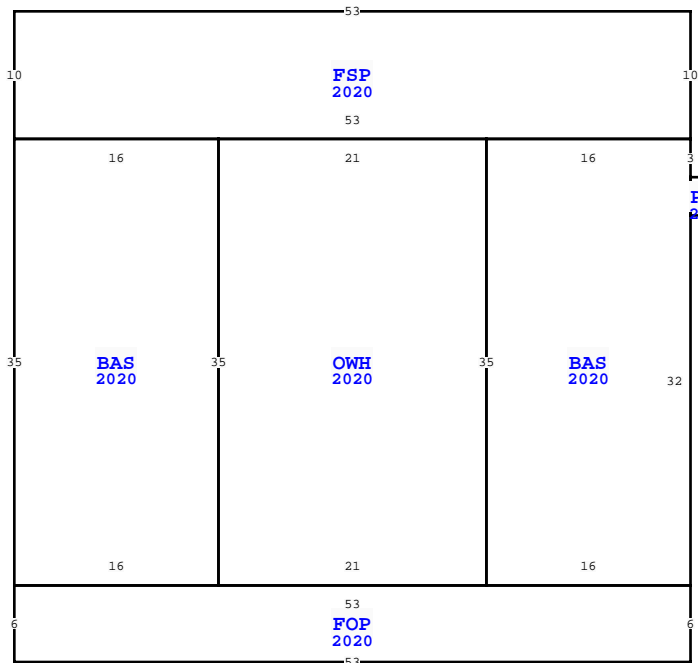




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	02	WOOD FRAME	100
Exterior Wall	05	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	80
Interior Floo	15	HARDTILE	20
Heating Type	04	AIR DUCTED	100
Air Condition	03	CENTRAL	100
Bedrooms		3	100
Bathrooms		2	100
Story Height		0	100
Stories	1.	1.	100
Units		0	100
Quality	03	AVERAGE	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM	5	MKT AREA	02
NEIGHBORHOOD/LOC	000	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	560	100	2020
BAS	560	100	2020
FOP	318	30	2020
FSP	530	55	2020
OWH	735	100	2020
PTO	9	5	2020
TOTALS	2,712		

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,242	119.4000	113.43	254,310	2020	2020	0	0	0	3.00	97.00		
1 SINGLE FAM 100% - 2021 Heated Area: 1855 HX Base Yr 2021														



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	246,681		
TOTAL MARKET OB/XF VALUE	10,847		
TOTAL LAND VALUE - MARKET	67,500		
TOTAL MARKET VALUE	325,028		
SOH/AGL Deduction	65,716		
ASSESSED VALUE	259,312		
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE	209,312		
TOTAL JUST VALUE	325,028		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	330,542		
AG REMOVED NO RENEWAL RECVD			
2021 AG APPROV W/O RETURN CARD			
ADD HX FOR 2021-BRAZIER			
5 YR PRCL CK, PU XFOB LN 2, 3			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OBN21-00031	SOLAR PANELS-CC		02/09/2022
19000054	SFD-CO	0	08/12/2019
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / CD
0815/0698	12/21/2009	WD Q	V 01
			SALE PRICE
			50,000
GRANTOR: DIX DEBRA ELLEN			
GRANTEE: BRAZIER IAN & KRIST			
0698/0598	12/07/2005	WD Q	V 01
GRANTOR: DIX CAROLYN & R. VICT			
GRANTEE: DIX DEBRA ELLEN			
BUILDING NOTES			
BUILDING DIMENSIONS			
FSP=[YR=2020] W53 S10 E53 BAS=[YR=2020] W16 S35			
OWH=[YR=2020] N35 W21 S35 BAS=[YR=2020] N35 W16 S35			
FOP=[YR=2020] S6 E53 N6 W53\$ E16\$ E21\$ E16 N32 PTO=[YR=2020] S3 E3 N3 W3\$ N3\$ N10\$.			

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	0131	FIRE PLACE	0	100	0	1.00	UT	700.00	700.00	100	2020	2020	3	94	658	
2	0025	BARN, POLE	0	100	36	864.00	SF	12.50	12.50	100	2020	2020	3	89	9,612	
3	0210	CONCRETE D	0	100	3	108.00	SF	6.00	6.00	100	2020	2020	3	89	577	

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	9.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	67,500							