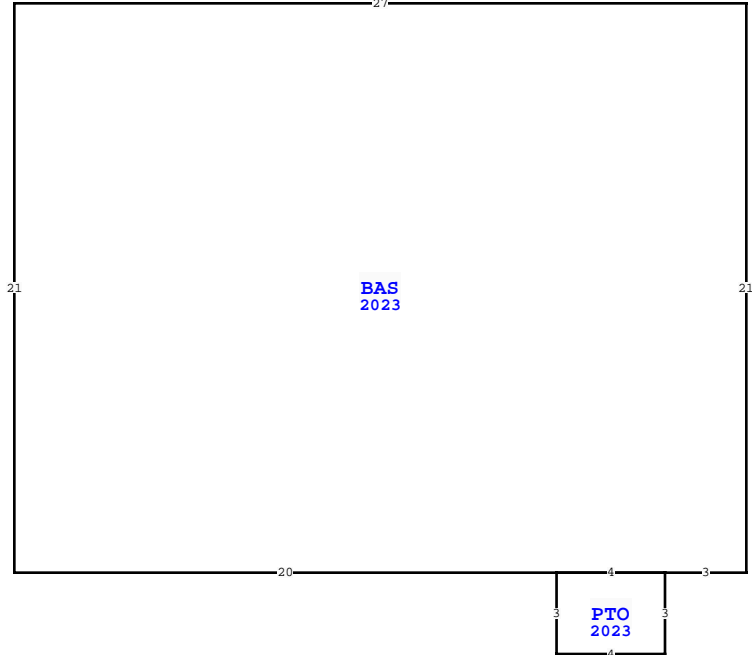




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	02	WOOD FRAME	100
Exterior Wall	05	HARDIE BRD	80
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	07	VYL PLANK	100
Ceiling	08	8 FT	100
Heating Type	14	MINI SPLIT	100
Air Condition	14	MINI SPLIT	100
Bedrooms		2	100
Bathrooms		1	100
Stories	1.	1.100	
Units		0	100
Condition Adj	12	AVERAGE	100
Quality	03	AVERAGE	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM	4	MKT AREA	10
NEIGHBORHOOD/LOC	9.00	1.25/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	567	100	2023
PTO	12	5	2023
TOTALS	579		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	0%	- 2024		72,579	2023	2023	0	0	0.00	100.00
			Heated Area: 567			HX Base Yr					



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			72,579
TOTAL MARKET OB/XF VALUE			5,492
TOTAL LAND VALUE - MARKET			8,000
TOTAL MARKET VALUE			86,071
SOH/AGL Deduction			4,340
ASSESSED VALUE			81,731
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			81,731
TOTAL JUST VALUE			86,071
NCON VALUE			73,383
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			14,757
FR PU NCON & XFOBS 11-20-2023			
VERIFIED FIELD CARD			
0940, 0605, 0955			
CHG PUSE & LAND CODE TO VACANT PU XFOB			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23-000305	SFD-CO	0	05/03/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1305/0279	3/20/2023	QC	U	V	11	100
GRANTOR: WILDE CONSTRUCTION, I						
GRANTEE: WILDE NICHOLAS						
1082/0271	8/03/2018	WD	U	V	18	1,000
GRANTOR: WAKULLA COUNTY BOCC						
GRANTEE: WILDE CONSTRUCTION,						

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	0940	OPEN SHED	0	0	8	20			4.00	100	2020	2020	3	89	570	
3	0955	PRIVACY FE	0	0	0	0			15.00	100	2018	2018	3	95	4,118	
4	0620	WOOD UTL B	0	0	12	12			6.00	100	2024	2021	AV	93	804	
TOTALS															5,492	

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	000100	C	SFR	0			50.00	100.00	1.00	LT		1.00	1.00	1.00	8,000.00	8,000.00	8,000							