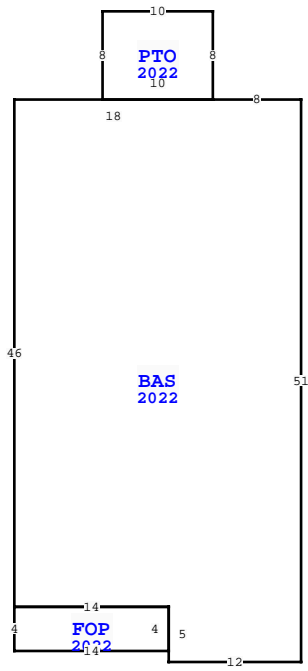




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	02	WOOD FRAME	100
Exterior Wall	30	VINYL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	07	VYL PLANK	50
Interior Floor	14	CARPET	50
Heating Type	04	AIR DUCTED	100
Air Condition	03	CENTRAL	100
Bedrooms		3	100
Bathrooms		2	100
Story Height		0	100
Stories	1.	1.	100
Units		0	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	1,256	100	2022
FOP	56	30	2022
PTO	80	5	2022
TOTALS	1,392		

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%	- 2023		166,048	2022	2022	0	0	1.00	99.00	Heated Area: 1256 HX Base Yr	



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			164,388
TOTAL MARKET OB/XF VALUE			4,609
TOTAL LAND VALUE - MARKET			8,000
TOTAL MARKET VALUE			176,997
SOH/AGL Deduction			1,642
ASSESSED VALUE			175,355
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			175,355
TOTAL JUST VALUE			176,997
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			159,414
FR PU SFD AND XFOBS			
COA PER USPS FORM 3547			
5 YR PRCL CH, N/C			
5 YR PRCL CH, N/C			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000797	SFD-CO	0	08/12/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1247/0693	1/14/2022	WD Q	Q	I	01	188,000
GRANTOR: ANGLERS CONSTRUCTION						
GRANTEE: MANDI VINCENT & DEN						
1114/0004	6/18/2019	WD Q	Q	V	01	4,000
GRANTOR: NORMAN JAMES WILLIAM						
GRANTEE: ANGLERS CONSTRUCTIO						

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	0210	CONCRETE D	0	0	0			772.00	100	2022	2022	3	97	4,493	
2	0211	CONCRETE W	0	4	5			20.00	100	2022	2022	3	97	116	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		03/07/2009	JBHC

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=2022] W8 PTO=[YR=2022] N8 W10 S8 E10\$ W18 S46													
FOP=[YR=2022] S4 E14 N4 W14\$ E14 S5 E12 N51\$.													

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	0			50.00	100.00	1.00	LT		1.00	1.00	1.00	8,000.00	8,000.00	8,000							