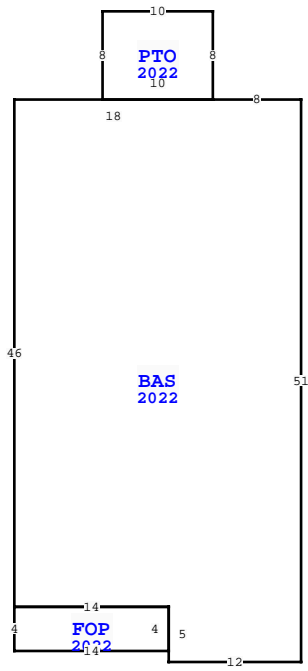




ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
30	VINYL 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
07	VYL PLANK 50				
14	CARPET 50				
04	AIR DUCTED 100				
03	CENTRAL 100				
	3 100				
	2 100				
	0 100				
1.	1. 100				
	0 100				
03	AVERAGE				
0100	SINGLE FAMILY				
4	MKT AREA	10			
9.00	1.25/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,256	100	2022	1,256	161,685
FOP	56	30	2022	17	2,189
PTO	80	5	2022	4	515
TOTALS	1,392			1,277	164,388

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,277	109.5000	130.03	166,048	2022	2022	0	0	1.00	99.00		
1 SINGLE FAM 0% - 2023 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	6.00	100	2022	2022	3	97	4,493	
2	0211	CONCRETE W	0	0	4	5		20.00	6.00	100	2022	2022	3	97	116	

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

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							