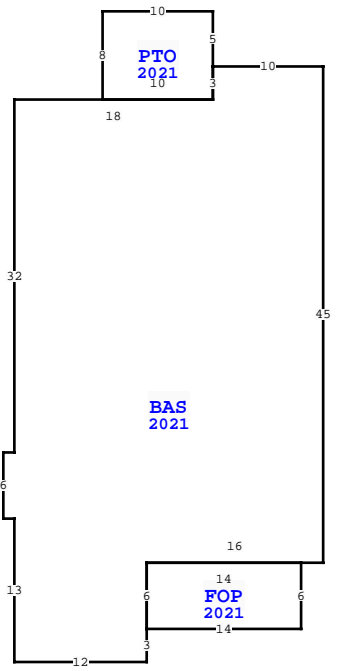


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	02	WOOD FRAME	100
Exterior Wall	30	VINYL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	07	VYL PLANK	50
Interior Floor	14	CARPET	50
Heating Type	04	AIR 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	1,320	100	2021
FOP	84	30	2021
PTO	80	5	2021
TOTALS	1,484		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,349	109.5000	130.03	175,410	2021	2021	0	0	2.00	98.00
2 SINGLE FAM 100% - 2022 Heated Area: 1320 HX Base Yr 2022											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		171,902	
TOTAL MARKET OB/XF VALUE		5,222	
TOTAL LAND VALUE - MARKET		8,000	
TOTAL MARKET VALUE		185,124	
SOH/AGL Deduction		40,624	
ASSESSED VALUE		144,500	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		94,500	
TOTAL JUST VALUE		185,124	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		168,244	
5 YR PRCL CK, PU XFOB AS FUTURE NEW. CHG XFOB CODE			
ADD 2022 HX - MCELROY			
2022 PORT FROM GADSDEN - MCELROY			
5 YR PRCL, PU XFOB LN 3,4			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000346	SFD-CO	0	04/15/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1233/0807	10/18/2021	WD	Q	I	01	183,500
GRANTOR: FORGOTTEN COAST CONST						
GRANTEE: MCELROY DAVID EDWAR						
1195/0187	2/26/2021	WD	U	V	30	11,000
GRANTOR: GRASS TRIMMERS LAWN S						
GRANTEE: FORGOTTEN COAST CON						

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	100	0	696.00	SF	6.00	6.00	100	2021	2021	3	93	3,884	
2	0211	CONCRETE W	0	100	9	36.00	SF	6.00	6.00	100	2021	2021	3	93	201	
3	0955	PRIVACY FE	0	100	0	47.00	LF	15.00	15.00	100	2021	2021	3	98	691	
4	0625	PORT WD UT	0	100	8	80.00	SF	6.00	6.00	100	2021	2021	3	93	446	

BLD DATE		02/07/2021	FRFR	LGL DATE	10/26/2021	FRLH
XF DATE		02/07/2021	FRFR	LAND DATE		
INC DATE				AG DATE		

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2021] W10 PTO=[YR=2021] N5 W10 S8 E10 N3\$ S3 W18 S32 W1 S6 E1 S13 E12 N3 FOP=[YR=2021] E14 N6 W14 S6\$ N6 E16 N45\$.	

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