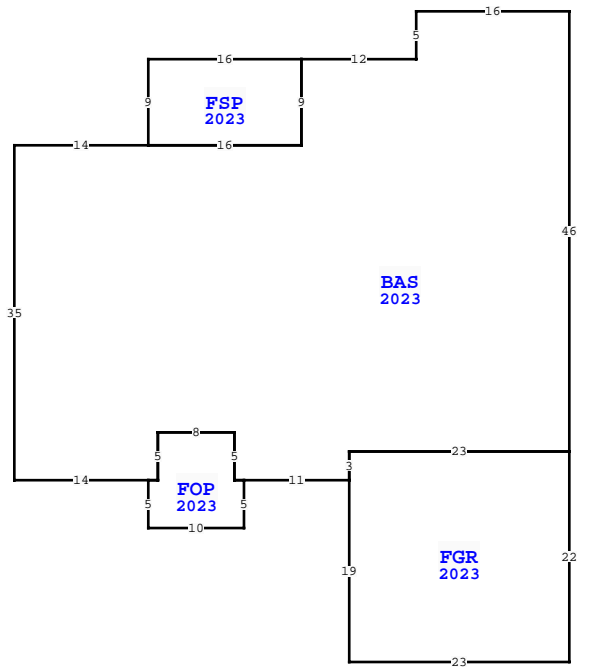




ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	100	
Roof Structur	03	GABLE	HIP	100	
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL		100	
Interior Floor	07	VYL	PLANK	80	
Interior Floor	14	CARPET		20	
Ceiling	09	9 FT		100	
Heating Type	13	HEAT	PUMP	100	
Air Condition	13	HEAT	PUMP	100	
Bedrooms		4		100	
Bathrooms		2.5		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	437.00		1.08/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,253	100	2023	2,253	260,988
FGR	506	50	2023	253	29,308
FOP	90	30	2023	27	3,128
FSP	144	55	2023	79	9,151
TOTALS	2,993			2,612	302,574

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									
Heated Area: 2253 HX Base Yr												



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			302,574
TOTAL MARKET OB/XF VALUE			7,848
TOTAL LAND VALUE - MARKET			70,000
TOTAL MARKET VALUE			380,422
SOH/AGL Deduction			0
ASSESSED VALUE			380,422
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			380,422
TOTAL JUST VALUE			380,422
NCON VALUE			310,422
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			60,000
FR - PU NCON & XFOBS. 12-21-2023			
ADDRESS CLEAN UP - MV TO LN 1			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23-000260	SFD-CO		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1346/0745	2/13/2024	WD Q	Q	I	01	450,000
GRANTOR: PITMANS CUSTOM CONSTR						
GRANTEE: RAMHOFER ROBERT & K						
1304/0827	3/16/2023	WD Q	Q	V	05	362,500
GRANTOR: THE RETREAT AT WAKULL						
GRANTEE: PITMANS CUSTOM CONS						

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	59	20	1,180.00	SF	6.00	6.00	100	2024	2023	AV	100	7,080	
2	0211	CONCRETE W	0	0	32	4	128.00	SF	6.00	6.00	100	2024	2023	AV	100	768	

TOTAL OB/XF												
7,848												

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2023;ORIG=-60,-10] E14 E16 N9 E12 N5 E16 S46 W23 S3												
W11 W1 N5 W8 S5 W1 W14 N35 \$												
FGR=[YR=2023;ORIG=-25,22] E23 S22 W23 N19 N3 \$												
FSP=[YR=2023;ORIG=-46,-19] E16 S9 W16 N9 \$												
FOP=[YR=2023;ORIG=-45,20] E8 S5 E1 S5 W10 N5 E1 N5 \$												

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	70,000.00	70,000.00	70,000							