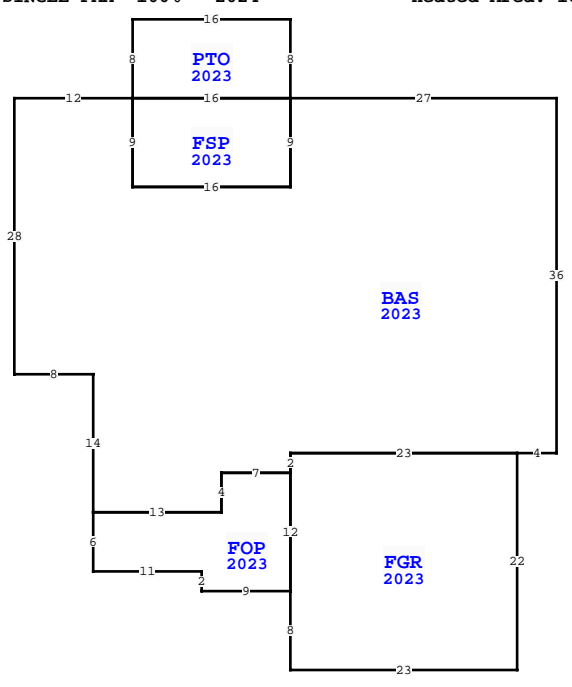




ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	100	
Roof Structur	03	GABLE	HIP	100	
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL		100	
Interior Floor	07	VYL	PLANK	90	
Interior Floor	11	CLAY	TILE	10	
Ceiling	08	8 FT		100	
Heating Type	13	HEAT	PUMP	100	
Air Condition	13	HEAT	PUMP	100	
Bedrooms		3		100	
Bathrooms		2		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	1,864	100	2023	1,864	217,641
FGR	506	50	2023	253	29,540
FOP	166	30	2023	50	5,838
FSP	144	55	2023	79	9,224
PTO	128	5	2023	6	701
TOTALS	2,808			2,252	262,944

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	- 2024		Heated Area: 1864					HX Base Yr 2024		



WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION BY		STANDARD				
Tax Group: 3	Tax Dist:					
BUILDING MARKET VALUE	262,944					
TOTAL MARKET OB/XF VALUE	6,912					
TOTAL LAND VALUE - MARKET	70,000					
TOTAL MARKET VALUE	339,856					
SOH/AGL Deduction	117,681					
ASSESSED VALUE	222,175					
TOTAL EXEMPTION VALUE	55,000		HX HB VX			
BASE TAXABLE VALUE	167,175					
TOTAL JUST VALUE	339,856					
NCON VALUE	269,856					
INCOME VALUE						
PREVIOUS YEAR MKT VALUE	60,000					
FR PU NCON & XFOBS 11/28/2023; LH 12/11/23						
ADDRESS CLEAN UP - MV TO LN 1						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
23000563	SFD-CO	0	05/05/2023			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1330/0887	9/27/2023	WD	Q	I	01	421,200
GRANTOR: PRECISION HOME BUILDE						
GRANTEE: BURKE CHRISTINA M &						
1309/0621	4/24/2023	WD	Q	V	01	75,000
GRANTOR: THE RETREAT AT WAKULL						
GRANTEE: PRECISION HOME BUIL						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2023;ORIG=22,0] S28 E8 S14 E13 N4 E7 N2 E23 E4 N36 W27 S9 W16 N9 W12 \$						
FOP=[YR=2023;ORIG=30,42] S6 E11 S2 E9 N12 W7 S4 W13 \$						
FGR=[YR=2023;ORIG=50,36] S2 S12 S8 E23 N22 W23 \$						
FSP=[YR=2023;ORIG=34,0] E16 S9 W16 N9 \$						
PTO=[YR=2023;ORIG=34,-8] E16 S8 W16 N8 \$						

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	62	16			992.00	SF	6.00	2024	2023	AV	100	5,952
2	0211	CONCRETE W	0	100	20	8			160.00	SF	6.00	2024	2023	AV	100	960
3	0625	PORT WD UT	0	100	12	28			336.00	SF	0.00	2024	2023	AV	100	0

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