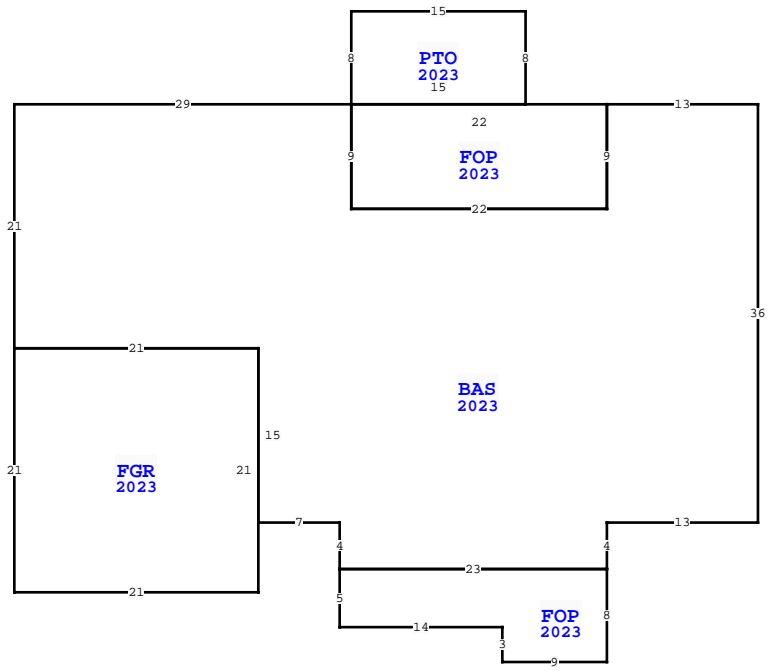




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 90
Exterior Wall	11	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	VYL PLANK 50
Interior Floo	14	CARPET 50
Ceiling	09	9 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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,211	113.7000	116.66	257,935	2023	2023	0	0	0.00	100.00	
1 SINGLE FAM			100% - 2024	Heated Area: 1883			HX Base Yr 2024					



EXTRA FEATURES					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,883	100	2023	1,883	219,671
FGR	441	50	2023	220	25,665
FOP	142	30	2023	43	5,016
FOP	198	30	2023	59	6,883
PTO	120	5	2023	6	700
TOTALS	2,784			2,211	257,935

TOTAL OB/XF																			
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	0			1,430.00	SF	6.00	6.00	100	2024	2023	AV	100	8,580	
2	0211	CONCRETE W	0	100	0	0			144.00	SF	6.00	6.00	100	2024	2023	AV	100	864	

BUILDING CHARACTERISTICS		
QUALITY	DOR CODE	MAP NUM
03 AVERAGE	0100 SINGLE FAMILY	4 MKT AREA 10
NEIGHBORHOOD/LOC 437.00 1.08/		

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		257,935	
TOTAL MARKET OB/XF VALUE		9,444	
TOTAL LAND VALUE - MARKET		70,000	
TOTAL MARKET VALUE		337,379	
SOH/AGL Deduction		0	
ASSESSED VALUE		337,379	
TOTAL EXEMPTION VALUE		HX HB 13 337,379	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		337,379	
NCON VALUE		267,379	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		60,000	
FR PU NCON & XFOBS 11-17-2023			
FR PRMT CK			

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V / I /	RSN CD	SALE PRICE
1338/0758	11/28/2023	WD Q	Q I	01	400,000
GRANTOR: PRECISION HOME BUILDE					
GRANTEE: BALDWIN ANDREW JOHN					
1309/0619	4/24/2023	WD Q	V	01	75,000
GRANTOR: THE RETREAT AT WAKULL					
GRANTEE: PRECISION HOME BUIL					

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	
BAS=[YR=2023;ORIG=40,10] E29 S9 E22 N9 E13 S36 W13 S4 W23 N4 W7 N15 W21 N21 \$	
FGR=[YR=2023;ORIG=40,31] E21 S21 W21 N21 \$	
FOP=[YR=2023;ORIG=69,10] E22 S9 W22 N9 \$	
PTO=[YR=2023;ORIG=69,2] E15 S8 W15 N8 \$	
FOP=[YR=2023;ORIG=68,50] E23 S8 W9 N3 W14 N5 \$	

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	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							