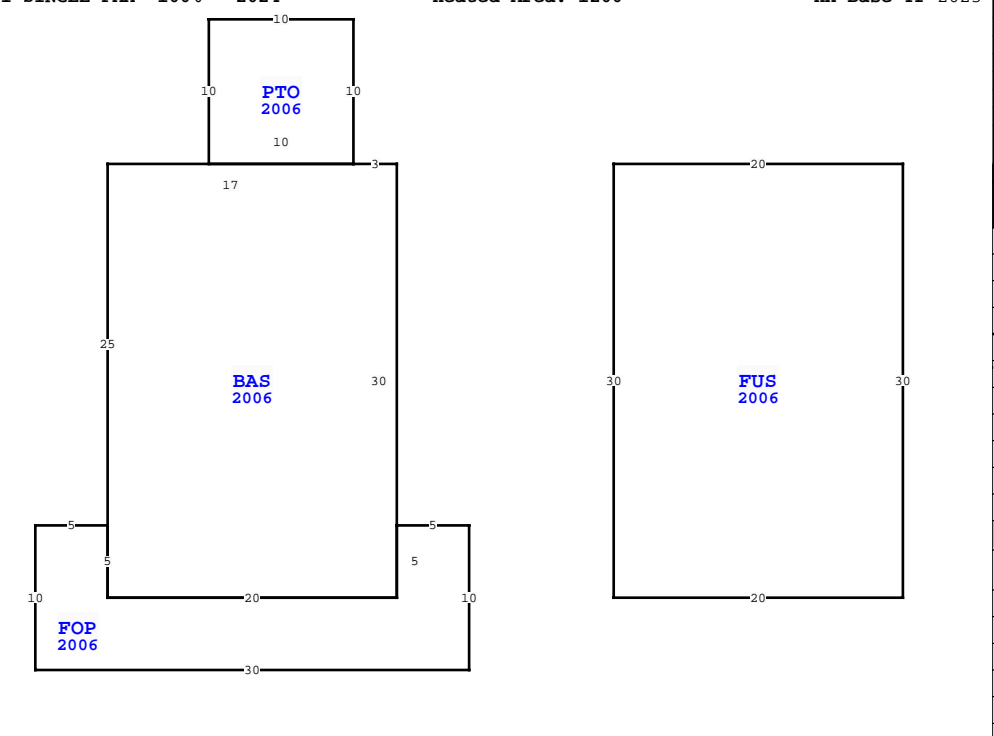


ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 50
Interior Floor	14	CARPET 50
Heating Type	04	AIR DUCTED 100
Air Condition	03	CENTRAL 100
Bedrooms		2 100
Bathrooms		2 100
Story Height		0 100
Stories	2.	2. 100
Units		0 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	1,265	98.1000	116.49	147,360	2006	2006	0	0	0	17.00	83.00		
1 SINGLE FAM 100% - 2024 Heated Area: 1200 HX Base Yr 2023														



EXTRA FEATURES					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	2006	600	58,012
FOP	200	30	2006	60	5,801
FUS	600	100	2006	600	58,012
PTO	100	5	2006	5	483
TOTALS	1,500			1,265	122,309

TOTAL OB/XF													
1,955													

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	20	20	400.00	SF	6.00	6.00	100	2006	2006	3	27	648	
2	0211	CONCRETE W	0	100	7	3	21.00	SF	6.00	6.00	100	2006	2006	3	27	34	
3	0955	PRIVACY FE	0	100	0	0	188.00	LF	15.00	15.00	100	2006	2006	3	30	846	
4	0620	WOOD UTL B	0	100	8	10	80.00	SF	6.00	6.00	100	2020	2020	3	89	427	

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			62.50	80.80	1.00	LT		1.00	1.00	1.00	7,000.00	7,000.00	7,000							

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		122,309	
TOTAL MARKET OB/XF VALUE		1,955	
TOTAL LAND VALUE - MARKET		7,000	
TOTAL MARKET VALUE		131,264	
SOH/AGL Deduction		0	
ASSESSED VALUE		131,264	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		76,264	
TOTAL JUST VALUE		131,264	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		113,313	
2024 SIMMON - PORT TO 04995-D03			
COA PER NCOA REPORT			
PU XFOB 0620			
2020 HX APPLIED - SIMMONS			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OB24-000210	RE-ROOF/SHINGLES-		04/03/2024
20051838	SFD/CO 7/11/6	0	11/14/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1366/0262	6/24/2024	WD Q	Q	I	01	148,400
GRANTOR: RICKS BARRY CLIFTON						
GRANTEE: MOHAWK TRAIL SIX FA						
1258/0040	3/18/2022	WD Q	Q	I	01	149,900
GRANTOR: SIMMONS SMANTHA M						
GRANTEE: RICKS BARRY CLIFTON						

BUILDING NOTES													
BAS=[YR=2006] W3 PTO=[YR=2006] N10 W10 S10 E10\$ W17 S25													
FOP=[YR=2006] W5 S10 E30 N10 W5 S5 W20 N5\$ S5 E20 N30\$													
PTR=[YR=2006] E15 FUS=[YR=2006] S30 E20 N30 W20\$ W15\$.													

BUILDING DIMENSIONS													
BAS=[YR=2006] W3 PTO=[YR=2006] N10 W10 S10 E10\$ W17 S25													
FOP=[YR=2006] W5 S10 E30 N10 W5 S5 W20 N5\$ S5 E20 N30\$													
PTR=[YR=2006] E15 FUS=[YR=2006] S30 E20 N30 W20\$ W15\$.													