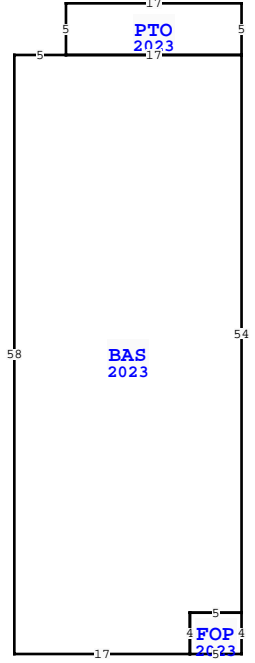


BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Foundation	02	CONCR SLAB	100		
Frame	02	WOOD FRAME	100		
Exterior Wall	05	HARDIE BRD	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	07	VYL PLANK	100		
Heating Type	13	HEAT PUMP	100		
Air Condition	13	HEAT PUMP	100		
Bedrooms		3	100		
Bathrooms		2	100		
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	4	MKT AREA	10		
NEIGHBORHOOD/LOC	8.00	1.25/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,256	100	2023	1,256	170,037
FOP	20	30	2023	6	812
PTO	85	5	2023	4	542
TOTALS	1,361			1,266	171,391

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		171,391	2023	2023	0	0	0.00	100.00
				Heated Area: 1256			HX Base Yr 2024				



WAKULLA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	171,391			
TOTAL MARKET OB/XF VALUE	2,970			
TOTAL LAND VALUE - MARKET	7,000			
TOTAL MARKET VALUE	181,361			
SOH/AGL Deduction	32,772			
ASSESSED VALUE	148,589			
TOTAL EXEMPTION VALUE	HX HB	50,000		
BASE TAXABLE VALUE	98,589			
TOTAL JUST VALUE	181,361			
NCON VALUE	174,361			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	7,000			

RECEIVED CORRECTED RVSH DOC FROM LEON COUNTY FOR 2
 APPROVED 2024 HX - PORT WILL BE DENIED, NO VALUES
 FR PU NCON & XFOBS 11-29-2023
 S/O LOT 33 TO NEW PRCL 06846-000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001153	SFD-CO	0	12/06/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V	I / I	RSN CD	SALE PRICE
1330/0117	9/22/2023	WD Q	Q	I	01	220,000
GRANTOR: PSH RENTALS LLC						
GRANTEE: TAYLOR SPENCER KING						
1281/0025	8/29/2022	WD Q	Q	V	01	30,000
GRANTOR: OMEGA MANAGEMENT CORP						
GRANTEE: PSH RENTALS LLC						

EXTRA FEATURES															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	480.00	SF	6.00	6.00	100	2024	2023	AV	100	2,880	
2	0211	CONCRETE W	0	100	3	5	15.00	SF	6.00	6.00	100	2024	2023	AV	100	90	
3	0700	PORT BLDG	0	100	8	12	96.00	SF	0.00	0.00	100	2024	2023	AV	98	0	
																2,970	

BUILDING NOTES

BUILDING DIMENSIONS
 BAS=[YR=2023;ORIG=39,0] E5 E17 S54 W5 S4 W17 N58 \$
 PTO=[YR=2023;ORIG=44,-5] E17 S5 W17 N5 \$
 FOP=[YR=2023;ORIG=56,54] E5 S4 W5 N4 \$

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	7,000.00	7,000.00	7,000							