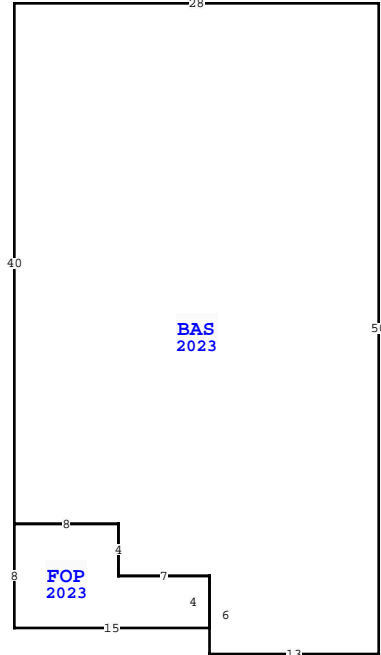


BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Foundation	02	CONCR SLAB 100			
Frame	02	WOOD FRAME 100			
Exterior Wall	30	VINYL 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	07	VYL PLANK 50			
Interior Floo	14	CARPET 50			
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	8.00	1.25/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,278	100	2023	1,278	167,699
FOP	92	30	2023	28	3,674
TOTALS	1,370			1,306	171,373

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		171,373	2023	2023	0	0	0.00	100.00	
Heated Area: 1278			HX Base Yr									



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			171,373
TOTAL MARKET OB/XF VALUE			2,580
TOTAL LAND VALUE - MARKET			7,000
TOTAL MARKET VALUE			180,953
SOH/AGL Deduction			0
ASSESSED VALUE			180,953
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			180,953
TOTAL JUST VALUE			180,953
NCON VALUE			173,953
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			7,000
FR NCON & XFOBS 06-06-2023			
5 YR PRCL CK, N/C			
5 YR PRCL CK, N/C			
ADD STREET NAME			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
PR22-000081	SFD-CO	0	07/29/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1331/0104	9/28/2023	WD Q	Q	I	01	190,000
GRANTOR: AAVL INVESTMENTS LLC						
GRANTEE: PSH RENTALS LLC						
1306/0533	3/30/2023	WD Q	Q	I	01	207,000
GRANTOR: PAFFORD PROPERTIES &						
GRANTEE: AAVL INVESTMENTS LL						

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	20	20		SF	6.00	100	2024	2023	AV	100	2,400	
2	0211	CONCRETE W	0	0	6	5		SF	6.00	100	2024	2023	AV	100	180	

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2023;ORIG=-10,12] E28 S50 W13 N6 W7 N4 W8 N40 \$			
FOP=[YR=2023;ORIG=-10,52] E8 S4 E7 S4 W15 N8 \$			

LAND DESCRIPTION																								
TOTAL OB/XF 2,580																								
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			50.00	100.00	1.00	LT		1.00	1.00	1.00	7,000.00	7,000.00	7,000							