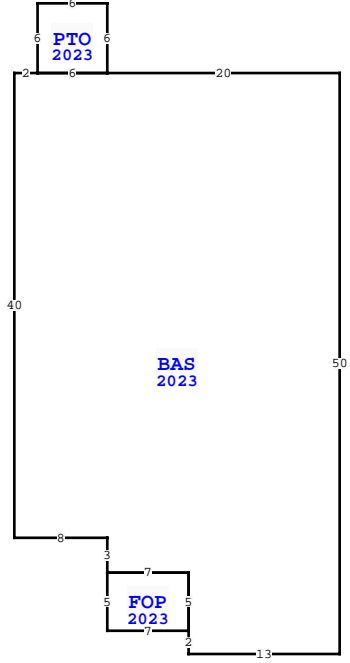




ELEMENT		BUILDING CHARACTERISTICS	
ELEMENT	CD	CONSTRUCTION	
Foundation	02	CONCR SLAB 100	
Frame	02	WOOD FRAME 100	
Exterior Wall	30	VINYL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	07	VYL PLANK 90	
Interior Floor	11	CLAY TILE 10	
Ceiling	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	
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
BAS	1,271	100	2023
FOP	35	30	2023
PTO	36	5	2023
TOTALS	1,342		

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		169,266	2023	2023	0	0	0.00	100.00	Heated Area: 1271 HX Base Yr	



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			169,266
TOTAL MARKET OB/XF VALUE			2,550
TOTAL LAND VALUE - MARKET			7,000
TOTAL MARKET VALUE			178,816
SOH/AGL Deduction			0
ASSESSED VALUE			178,816
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			178,816
TOTAL JUST VALUE			178,816
NCON VALUE			171,816
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			7,000
FR NCON & XFOBS 06-14-2023			
PER PRCL S/O REQUEST BY OWNER			
S/O LOTS 49,51,13 TO NEW PRCLS 06912-001,2,3			
DEL XFOB LN 1 & 2 PER FIELD INSPECTION BY PB			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
PR22-000135	SFD-CO	0	12/29/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1318/0025	6/23/2023	WD Q	Q	I	01	203,000
GRANTOR: PAFFORD PROPERTIES & GRANTEE: PNF HOLDINGS, LLC						
1285/0388	9/28/2022	WD Q	V	05		75,000
GRANTOR: WILDE NICHOLAS GRANTEE: PAFFORD PROPERTIES						

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
7	0210	CONCRETE D	0	0	20	20			6.00	100	2024	2023	AV	100
8	0211	CONCRETE W	0	0	5	5			6.00	100	2024	2023	AV	100

TOTAL OB/XF													
2,550													

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2023;ORIG=0,20] E2 E6 E20 S50 W13 N2 N5 W7 N3 W8 N40 \$													
PTO=[YR=2023;ORIG=2,14] E6 S6 W6 N6 \$													
POP=[YR=2023;ORIG=8,63] E7 S5 W7 N5 \$													

LAND DESCRIPTION																								
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							