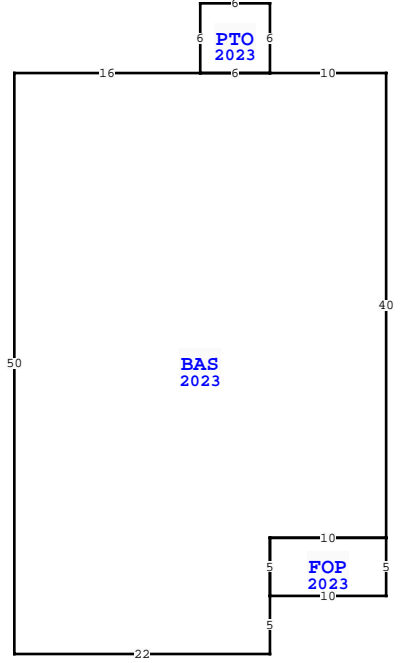




ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	30	VINYL	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	07	VYL PLANK	90		
Interior Floor	11	CLAY TILE	10		
Ceiling	08	8 FT	100		
Heating Type	13	HEAT PUMP	100		
Air Condition	13	HEAT PUMP	100		
Bedrooms		4	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	1,500	100	2023	1,500	197,370
FOP	50	30	2023	15	1,974
PTO	36	5	2023	2	263
TOTALS	1,586			1,517	199,607

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		199,607	2023	2023	0	0	0.00	100.00
				Heated Area: 1500			HX Base Yr 2024				



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		199,607	
TOTAL MARKET OB/XF VALUE		2,832	
TOTAL LAND VALUE - MARKET		7,000	
TOTAL MARKET VALUE		209,439	
SOH/AGL Deduction		0	
ASSESSED VALUE		209,439	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		159,439	
TOTAL JUST VALUE		209,439	
NCON VALUE		202,439	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		7,000	
FR PU NCON & XFOBS 12-21-2023			
FLYNN COMPLETED 12/21/23, GAVE TO FRONT TO KEY			
COA PER NCOA REPORT			
PERMIT NUM DESCRIPTION AMT ISSUED			
PR23-000040	SFD-CO		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1333/851	10/13/2023	WD Q	I	01		237,400
GRANTOR: PAFFORD PROPERTIES &						
GRANTEE: LINCOLN CIGI						
1310/0712	5/03/2023	WD Q	V	01		10,000
GRANTOR: NESSIM DANIEL						
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	OB/XF MKT VALUE	NOTES	
1	0210	CONCRETE D	0	100	20	20		400.00	SF	6.00	100	2024	2023	AV	100	2,400
2	0211	CONCRETE W	0	100	18	4		72.00	SF	6.00	100	2024	2023	AV	100	432
TOTAL OB/XF 2,832																

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
01/14/2019		03/19/2018	

BUILDING NOTES														
BAS=[YR=2023;ORIG=-30,-20] E16 E6 E10 S40 W10 S5 S5 W22 N50 \$														
PTO=[YR=2023;ORIG=-14,-26] E6 S6 W6 N6 \$														
FOP=[YR=2023;ORIG=-8,20] E10 S5 W10 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	100			50.00	100.00	1.00	LT		1.00	1.00	1.00	7,000.00	7,000.00	7,000							