

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
30	VINYL 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
07	VYL PLANK 100				
08	8 FT 100				
13	HEAT PUMP 100				
13	HEAT PUMP 100				
4	100				
1.1	100				
0	100				
12	AVERAGE 100				
03	AVERAGE				
0100	SINGLE FAMILY				
4	MKT AREA	10			
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	194,160
FOP	50	30	2023	15	1,942
PTO	25	5	2023	1	129
TOTALS	1,575			1,516	196,231

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,516	109.0000	129.44	196,231	2023	2023	0	0	0.00	100.00		
1 SINGLE FAM 0% - 2024 Heated Area: 1500 HX Base Yr													
				BLD DATE	01/14/2019	RTTP	LGL DATE	03/19/2018	RTTP				
				XF DATE			LAND DATE						
				INC DATE			AG DATE						

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		196,231	
TOTAL MARKET OB/XF VALUE		2,640	
TOTAL LAND VALUE - MARKET		7,000	
TOTAL MARKET VALUE		205,871	
SOH/AGL Deduction		0	
ASSESSED VALUE		205,871	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		205,871	
TOTAL JUST VALUE		205,871	
NCON VALUE		198,871	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		7,000	
PU SFD & XFOBS; KEYED BY ED 11/22/23			
COA PER OWNER			
5 YR PRCL CK, N/C			
5 YR PRCL CHECK - N/C			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
23000032	SFD-CO	0	05/17/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1324/0441	8/08/2023	WD Q	Q	I	01	239,900
GRANTOR: PAFFORD PROPERTIES &						
GRANTEE: THOMAS FELICIA C						
1309/0237	4/18/2023	WD Q	Q	V	05	30,000
GRANTOR: SHUFF JOHN W III & PE						
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	0	20	20	400.00	SF	6.00	6.00	100	2024	2023	AV	100	2,400	
2	0211	CONCRETE W	0	0	10	4	40.00	SF	6.00	6.00	100	2024	2023	AV	100	240	
3	0700	PORT BLDG	0	0	8	10	80.00	SF	0.00	0.00	100	2024	2021	AV	98	0	
TOTAL OB/XF 2,640																	

BUILDING NOTES													
<p>BAS=[YR=2023;ORIG=10,10] E17 E5 E10 S40 W10 S5 S5 W22 N50 \$</p> <p>PTO=[YR=2023;ORIG=27,5] E5 S5 W5 N5 \$</p> <p>FOP=[YR=2023;ORIG=42,50] S5 W10 N5 E10 \$</p>													

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							