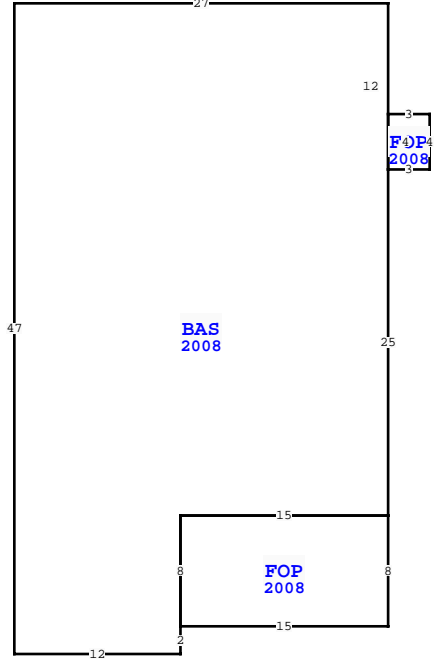




ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
30	VINYL 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
07	VYL PLANK 70				
14	CARPET 30				
13	HEAT PUMP 100				
13	HEAT PUMP 100				
	3 100				
	2 100				
	0 100				
1.	1. 100				
	0 100				
08	FAIR				
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	1,119	100	2008	1,119	112,730
FOP	12	30	2008	4	403
FOP	120	30	2008	36	3,627
TOTALS	1,251			1,159	116,760

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,159	99.8100	118.52	137,365	2008	2008	0	0	15.00	85.00		
1 SINGLE FAM 0% - 2023 Heated Area: 1119 HX Base Yr													



WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION BY				STANDARD		
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE				116,760		
TOTAL MARKET OB/XF VALUE				1,923		
TOTAL LAND VALUE - MARKET				7,000		
TOTAL MARKET VALUE				125,683		
SOH/AGL Deduction				6,465		
ASSESSED VALUE				119,218		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				119,218		
TOTAL JUST VALUE				125,683		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				108,380		
COA PER NCOA REPORT						
SALES CH						
5 YR PRCL CK, N/C						
LN 2						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
2007432	SFD-CO	0	03/29/2007			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1295/0299	12/16/2022	WD	Q	I	01	160,000
GRANTOR: MICHAELS JULIANNE						
GRANTEE: PINECREST DOUGLAS L						
1249/0587	1/28/2022	WD	Q	I	01	152,000
GRANTOR: CROCKETT MATTHEW E &						
GRANTEE: MICHAELS JULIANNE						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2008] W27 S47 E12 N2 FOP=[YR=2008] E15 N8 W15 S8\$						
N8 E15 N25 FOP=[YR=2008] E3 N4 W3 S4\$ N12\$.						

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	26	10			6.00	100	2008	2008	3	34	530	
2	0211	CONCRETE W	0	0	0	0			6.00	100	2008	2008	3	34	73	
3	0955	PRIVACY FE	0	0	0	0			15.00	100	2008	2008	3	50	1,320	
TOTALS														1,923		

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	0			50.00	100.00	1.00	LT		1.00	1.00	1.00	7,000.00	7,000.00	7,000							