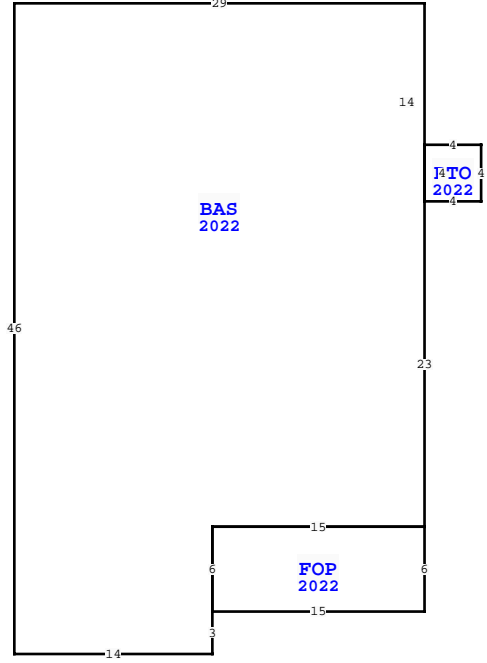




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	02	WOOD FRAME	100
Exterior Wall	30	VINYL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	07	VYL PLANK	100
Heating Type	04	AIR DUCTED	100
Air Condition	03	CENTRAL	100
Bedrooms		3	100
Bathrooms		2	100
Story Height		0	100
Stories	1.	1.	100
Units		0	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	1,199	100	2022
FOP	90	30	2022
PTO	16	5	2022
TOTALS	1,305		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,227	110.0000	130.62	160,271	2022	2022	0	0	1.00	99.00		
1 SINGLE FAM 0% - 2023 Heated Area: 1199 HX Base Yr													



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		158,668	
TOTAL MARKET OB/XF VALUE		2,258	
TOTAL LAND VALUE - MARKET		7,000	
TOTAL MARKET VALUE		167,926	
SOH/AGL Deduction		11,051	
ASSESSED VALUE		156,875	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		156,875	
TOTAL JUST VALUE		167,926	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		142,614	
2024 TRIM RTS - UTF			
COA PER NCOA REPORT			
FR PU SFD AND XFOBS			
5 YR PRCL C/K, N/C			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
PR22-000001	SFD-CO	0	01/11/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1266/0282	5/10/2022	WD Q	Q	I	01	184,900
GRANTOR: TUCKER BUILDING COORP						
GRANTEE: VARGAS KATARINA & D						
1225/0644	8/25/2021	WD Q	V	05		21,000
GRANTOR: OLAH CHERYLL E						
GRANTEE: TUCKER BUILDING COR						

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	18		6.00	100	2022	2022	3	97	2,095	
2	0211	CONCRETE W	0	0	7	4		6.00	100	2022	2022	3	97	163	

TOTAL OB/XF													
2,258													

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2022] W29 S46 E14 N3 FOP=[YR=2022] E15 N6 W15 S6\$ N6 E15 N23 PTO=[YR=2022] E4 N4 W4 S4\$ N14\$.													

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							