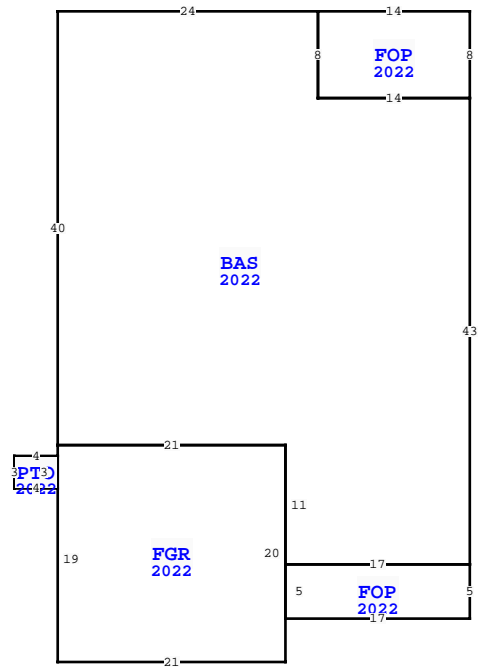


ELEMENT		CD	BUILDING CHARACTERISTICS		CONSTRUCTION	
Foundation	02		CONCR	SLAB	100	
Frame	02		WOOD	FRAME	100	
Exterior Wall	05		HARDIE	BRD	100	
Roof Structur	03		GABLE/HIP	100		
Roof Cover	03		COMP	SHNGL	100	
Interior Wall	05		DRYWALL	100		
Interior Floo	07		VYL	PLANK	100	
Heating Type	04		AIR	DUCTED	100	
Air Condition	03		CENTRAL	100		
Bedrooms			3	100		
Bathrooms			3	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	11.00		1.20/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	
BAS	1,595	100	2022	1,595	205,213	
FGR	420	50	2022	210	27,019	
FOP	85	30	2022	26	3,345	
FOP	112	30	2022	34	4,375	
PTO	12	5	2022	1	129	
TOTALS	2,224			1,866	240,080	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,866	114.0000	129.96	242,505	2022	2022	0	0	1.00	99.00	
1 SINGLE FAM 0% - 0 Heated Area: 1595 HX Base Yr												



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			240,080
TOTAL MARKET OB/XF VALUE			5,052
TOTAL LAND VALUE - MARKET			15,000
TOTAL MARKET VALUE			260,132
SOH/AGL Deduction			3,135
ASSESSED VALUE			256,997
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			256,997
TOTAL JUST VALUE			260,132
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			235,164
FR PU NEW SFD XFOB 0210 0211			
LOT 3 CO B21/000987 LOT 4 CO B21/000988			
PER CO PERMITS FOR SFR ON EACH LOT			
S/O LOT 4 TO NEW PRCL 09401-001			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000987	SFD-CO	0	10/19/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1136/0309	12/31/2019	WD	Q	V	01	10,000
GRANTOR: MUSE IRA & CHARLOTTE						
GRANTEE: INNOVATIVE HEALTH C						
1027/0453	2/24/2017	WD	Q	V	01	6,000
GRANTOR: SUSZCYNski EDMUND J						
GRANTEE: MUSE IRA & CHARLOTT						

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	46	18	828.00	SF	6.00	6.00	100	2022	2022	3	97	4,819	
2	0211	CONCRETE W	0	0	10	4	40.00	SF	6.00	6.00	100	2022	2022	3	97	233	

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			45.00	100.00	1.00	LT		1.00	1.00	1.00	15,000.00	15,000.00	15,000							