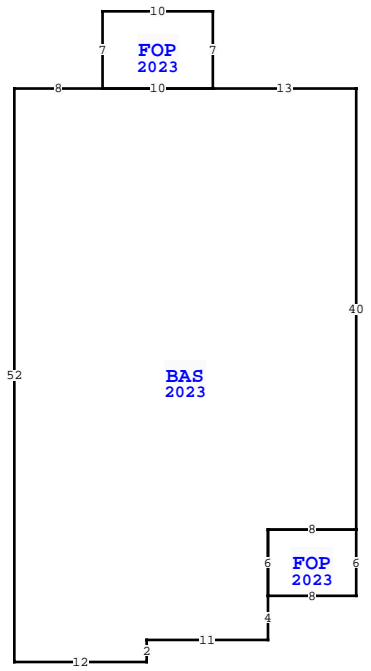


ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	30	VINYL	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	07	VYL PLANK	50		
Interior Floor	14	CARPET	50		
Ceiling	08	8 FT	100		
Heating Type	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	11.00	1.20/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,494	100	2023	1,494	188,199
FOP	48	30	2023	14	1,764
FOP	70	30	2023	21	2,645
TOTALS	1,612			1,529	192,608

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		192,608	2023	2023	0	0	0.00	100.00
				Heated Area: 1494			HX Base Yr 2024				



WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3																			
VALUATION SUMMARY																								
VALUATION BY		STANDARD																						
Tax Group: 3		Tax Dist:																						
BUILDING MARKET VALUE		192,608																						
TOTAL MARKET OB/XF VALUE		4,104																						
TOTAL LAND VALUE - MARKET		15,000																						
TOTAL MARKET VALUE		211,712																						
SOH/AGL Deduction		28,965																						
ASSESSED VALUE		182,747																						
TOTAL EXEMPTION VALUE		55,000		HX HB WX																				
BASE TAXABLE VALUE		127,747																						
TOTAL JUST VALUE		211,712																						
NCON VALUE		196,712																						
INCOME VALUE																								
PREVIOUS YEAR MKT VALUE		10,000																						
FR PU NCON & XFOBS. LA 12/23																								
NEW PRCL S/O FROM 09476-000																								
PERMIT NUM	DESCRIPTION	AMT	ISSUED																					
22000906	SFD-CO	0	08/29/2022																					
SALES DATA																								
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE																		
1315/0820	4/19/2023	LD	U	I	30	100																		
GRANTOR: GAUTNEY FRANCIS E LIF																								
GRANTEE: GUATNEY CHRISTOPHER																								
1299/0274	1/31/2023	WD	Q	I	01	230,000																		
GRANTOR: GOLDEN CONSTRUCTION C																								
GRANTEE: GAUTNEY FRANCIS E																								
BLD DATE						LGL DATE																		
XF DATE						LAND DATE																		
INC DATE						AG DATE																		
EXTRA FEATURES						NOTES																		
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	0	0		552.00	100	2024	2023	AV	100	3,312										
2	0211	CONCRETE W	0	100	33	4		132.00	100	2024	2023	AV	100	792										
TOTAL OB/XF															4,104									
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			0.00	0.00	1.00	LT		1.00	1.00	1.00	15,000.00	15,000.00	15,000							