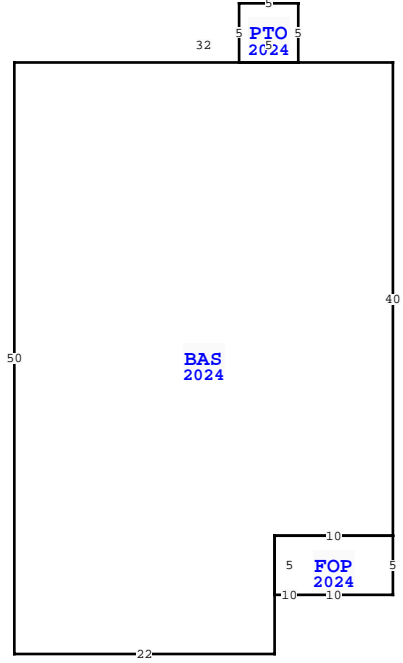




ELEMENT		CD	CONSTRUCTION		
Foundation	02		CONCR	SLAB 100	
Frame	02		WOOD	FRAME 100	
Exterior Wall	30		VINYL	100	
Roof Structur	03		GABLE/HIP	100	
Roof Cover	03		COMP SHNGL	100	
Interior Wall	05		DRYWALL	100	
Interior Floop	07		VYL PLANK	80	
Interior Floop	14		CARPET	20	
Ceiling	08		8 FT	100	
Heating Type	13		HEAT PUMP	100	
Air Condition	13		HEAT PUMP	100	
Bedrooms			3	100	
Bathrooms			2	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	1,500	100	2024	1,500	185,700
FOP	50	30	2024	15	1,857
PTO	25	5	2024	1	124
TOTALS	1,575			1,516	187,681

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	SINGLE FAM	100%	- 2024		187,681	2023	2023	0	0	0.00	100.00
				Heated Area: 1500							
					HX Base Yr 2024						



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		187,681	
TOTAL MARKET OB/XF VALUE		4,536	
TOTAL LAND VALUE - MARKET		15,000	
TOTAL MARKET VALUE		207,217	
SOH/AGL Deduction		0	
ASSESSED VALUE		207,217	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		157,217	
TOTAL JUST VALUE		207,217	
NCON VALUE		191,641	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		11,128	
'PU SFD, XFOBS IN ACTIVE YEAR			
5 YR CH FR 10/5/23 DEL XFOBS, CHG PUSE & LAND CODE			
S/O LOT 40 TO NEW PRCL 09497-001			
PRCL S/O REQUEST PAFFORD 8505567746			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
PR23-000073	SFD-CO	0	07/27/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1342/0043	12/18/2023	WD Q	Q	I	01	240,900
GRANTOR: PAFFORD PROPERTIES &						
GRANTEE: SHINHOSTER NICOLE I						
1317/0269	6/13/2023	WD Q	Q	V	05	102,500
GRANTOR: MATTHEWS JAMES E III						
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
4	0210	CONCRETE D	0	100	33	20		6.00	100	2024	2023		100	3,960	
5	0211	CONCRETE W	0	100	24	4		6.00	100	2024	2024		100	576	

BLD DATE				RTSR				LGL DATE			
XF DATE				RTSR				LAND DATE			
INC DATE								AG DATE			
02/13/2019								02/09/2018			
02/13/2019								JBHC			

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2024;ORIG=-13,59] N50 E32 S40 W10 S10 W22 \$											
PTO=[YR=2024;ORIG=6,4] E5 S5 W5 N5 \$											
FOP=[YR=2024;ORIG=9,49] E10 S5 W10 N5 \$											

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	100			70.00	100.00	1.00	LT		1.00	1.00	1.00	15,000.00	15,000.00	15,000							