

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 90				
11	AVERAGE 10				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
12	HARDWOOD 50				
14	CARPET 50				
04	AIR DUCTED 100				
03	CENTRAL 100				
	Bedrooms	4	100		
	Bathrooms	2	100		
	Story Height	0	100		
1.	1. 100				
	Units	0	100		
03	AVERAGE				
0100	SINGLE FAMILY				
1	MKT AREA		10		
7.00	NEIGHBORHOOD/LOC		1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,917	100	2021	1,917	207,742
FGR	420	50	2021	210	22,758
FOP	125	30	2021	38	4,118
FSP	120	55	2021	66	7,152
PTO	120	5	2021	6	650
TOTALS	2,702			2,237	242,420

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%	- 2022									
				Heated Area: 1917				HX Base Yr 2022				

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		242,420	
TOTAL MARKET OB/XF VALUE		6,708	
TOTAL LAND VALUE - MARKET		18,750	
TOTAL MARKET VALUE		267,878	
SOH/AGL Deduction		10,366	
ASSESSED VALUE		257,512	
TOTAL EXEMPTION VALUE		HX HB 13 257,512	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		267,878	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		259,389	
PU SFD; XFOB PWR 3-25-21; CO 5/7/21			
5 YR PRCL CH, N/C			
AG REMOVED NO APP RECVD			
ADDRESS ADDED PER PERMIT			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001179	SFD-CO	0	12/21/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1209/0203	5/13/2021	WD Q	Q	I	01	312,000
GRANTOR: GOLDEN CONSTRUCTION C						
GRANTEE: WALTON BARRY W						
1163/0724	8/05/2020	WD Q	V	05		55,000
GRANTOR: PETRANDIS JOHNNY G						
GRANTEE: GOLDEN CONSTRUCTION						

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	100	0	982.00	SF	6.00	6.00	100	2021	2021	3	93	5,480	
2	0211	CONCRETE W	0	100	31	124.00	SF	6.00	6.00	100	2021	2021	3	93	692	
3	0211	CONCRETE W	0	100	16	96.00	SF	6.00	6.00	100	2021	2021	3	93	536	

BLD DATE		05/17/2021	FRLH	LGL DATE	
XF DATE		05/17/2021	FRLH	LAND DATE	05/17/2021 FRLH
INC DATE				AG DATE	

BUILDING NOTES	
BAS=[YR=2021] W14 N7 W11 PTO=[YR=2021] N8 W15 S8 E15\$	
FSP=[YR=2021] W15 S8 E12 E3 N3 N5\$ S5 S3 W3 W12 N5 W15 S27 E3	
S6 FGR=[YR=2021] S20 E21 N20 W21\$ E21 S3 FOP=[YR=2021] S10	
E19 N5 W13 N5 W6\$ E6 S5 E25 N37\$.	

LAND DESCRIPTION																								
TOTAL OB/XF 6,708																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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			163.00	268.00	1.00	LT		1.00	1.00	0.75	25,000.00	18,750.00	18,750							