

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR	SLAB 100
Frame	02	WOOD	FRAME 100
Exterior Wall	05	HARDIE BRD	90
Exterior Wall	11	AVERAGE	10
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	10	LAMINATED	50
Interior Floor	14	CARPET	50
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	1	MKT AREA	10
NEIGHBORHOOD/LOC	7.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,358	100	2021
FGR	252	50	2021
FOP	27	30	2021
PTO	160	5	2021
TOTALS	1,797		

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: 1358				HX Base Yr 2022				

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			161,156
TOTAL MARKET OB/XF VALUE			2,522
TOTAL LAND VALUE - MARKET			25,000
TOTAL MARKET VALUE			188,678
SOH/AGL Deduction			17,055
ASSESSED VALUE			171,623
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			121,623
TOTAL JUST VALUE			188,678
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			172,931
2021 & 2022			
COC R220152 & R220153 CORRECT ACREAGE FOR			
CHG LAND CODE, DEL LAND LN 2 ADD ACRE TO LN1			
PU NEW SFD, XFOB POWER 3/25/21			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001178	SFD-CO	0	12/21/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1207/0557	5/06/2021	WD Q	Q	I	01	225,000
GRANTOR: GOLDEN CONSTRUCTION C						
GRANTEE: LAWHON LALIE A						
1163/0724	8/05/2020	WD Q	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
1	0210	CONCRETE D	0	100	31	12			6.00	100	2021	2021
2	0211	CONCRETE W	0	100	20	4			6.00	100	2021	2021

TOTAL OB/XF												
2,522												
BLD DATE	XF DATE	INC DATE	FRJS	LGL DATE	LAND DATE	AG DATE	FRJS					
05/17/2021	05/17/2021		FRJS	05/17/2021			FRJS					

BUILDING NOTES												
BAS=[YR=2021] W12 S6 W11 PTO=[YR=2021] N10 W16 S10 E16\$ W21												
FGR=[YR=2021] W12 S21 E12 N21\$ S31 E13 FOP=[YR=2021] S2 E6												
N5 W5 S3 W1\$ E1 N3 E18 S1 E12 N35\$.												

BUILDING DIMENSIONS												
BAS=[YR=2021] W12 S6 W11 PTO=[YR=2021] N10 W16 S10 E16\$ W21												
FGR=[YR=2021] W12 S21 E12 N21\$ S31 E13 FOP=[YR=2021] S2 E6												
N5 W5 S3 W1\$ E1 N3 E18 S1 E12 N35\$.												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	000100	C	SFR	100			163.00	268.00	1.00	LT		1.00