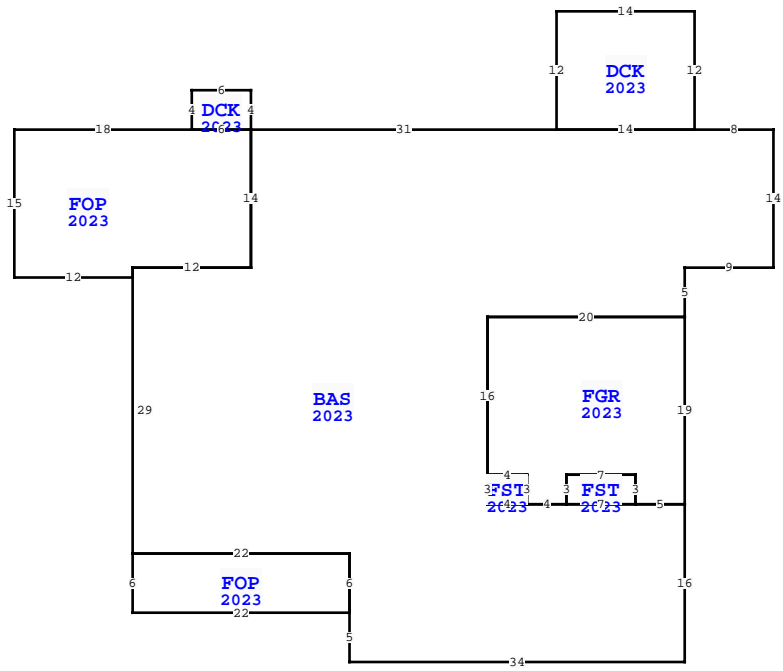


ELEMENT		CD	CONSTRUCTION
Foundation	03	CONCR	STEM 100
Frame	02	WOOD	FRAME 100
Exterior Wall	05	HARDIE	BRD 100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	12	HARDWOOD	50
Ceiling	08	8 FT	100
Heating Type	13	HEAT PUMP	100
Air Condition	13	HEAT PUMP	100
Bedrooms		3	100
Bathrooms		2.5	100
Stories	1.	1.	100
Units		0	100
Condition Adj	12	AVERAGE	100
Quality	03	AVERAGE	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM	1	MKT AREA	10
NEIGHBORHOOD/LOC	7.00	1.00/	

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		325,105	2023	2023	0	0	0.00	100.00
Heated Area: 2360 HX Base Yr 2024											



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,360	100	2023	2,360	282,492
DCK	24	10	2023	2	239
DCK	168	10	2023	17	2,035
FGR	347	50	2023	174	20,828
FOP	132	30	2023	40	4,788
FOP	348	30	2023	104	12,449
FST	12	55	2023	7	838
FST	21	55	2023	12	1,436
TOTALS	3,412			2,716	325,105

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	0625	PORT WD UT	0	100	14	10	SF	0.00	0.00	100	2024	1995	AV	20	0	
2	0210	CONCRETE D	0	100	24	20	SF	6.00	6.00	100	2024	2023	AV	100	2,880	
3	0130	FIRE PLACE	0	100	0	0	UT	1,300.00	1,300.00	100	2024	2023	AV	98	1,274	
4	0210	CONCRETE D	0	100	24	3	SF	6.00	6.00	100	2024	2022	AV	97	419	
5	0210	CONCRETE D	0	100	24	3	SF	6.00	6.00	100	2024	2022	AV	97	419	

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	DPTH 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	3.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	75,000							

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE			379,353
TOTAL MARKET OB/XF VALUE			4,992
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			459,345
SOH/AGL Deduction			37,897
ASSESSED VALUE			421,448
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			371,448
TOTAL JUST VALUE			459,345
NCON VALUE			384,345
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			24,787

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1145/0456	3/30/2020	WD	Q	V	01	30,000

BUILDING NOTES			
GRANTOR: PETRANDIS JOHNNY G	GRANTEE: BROWN STANLEY D & C	0040/0748	11/07/1973
GRANTOR: PANCERA INVESTMENTS I	GRANTEE: PETRANDIS JOHNNY G		

BUILDING DIMENSIONS			
BAS=[YR=2023;ORIG=40,10] E31 E14 E8 S14 W9 S5 W20 S16 S3 E4 E4 E7 E5 S16 W34 N5 N6 W22 N29 E12 N14 \$	FOP=[YR=2023;ORIG=16,10] E18 E6 S14 W12 S1 W12 N15 \$	FGR=[YR=2023;ORIG=64,29] E20 S19 W5 N3 W7 S3 W4 N3 W4 N16 \$	DCK=[YR=2023;ORIG=71,-2] E14 S12 W14 N12 \$
FOP=[YR=2023;ORIG=28,53] E22 S6 W22 N6 \$	DCK=[YR=2023;ORIG=34,6] E6 S4 W6 N4 \$	FST=[YR=2023;ORIG=72,45] E7 S3 W7 N3 \$	FST=[YR=2023;ORIG=64,45] E4 S3 W4 N3 \$

