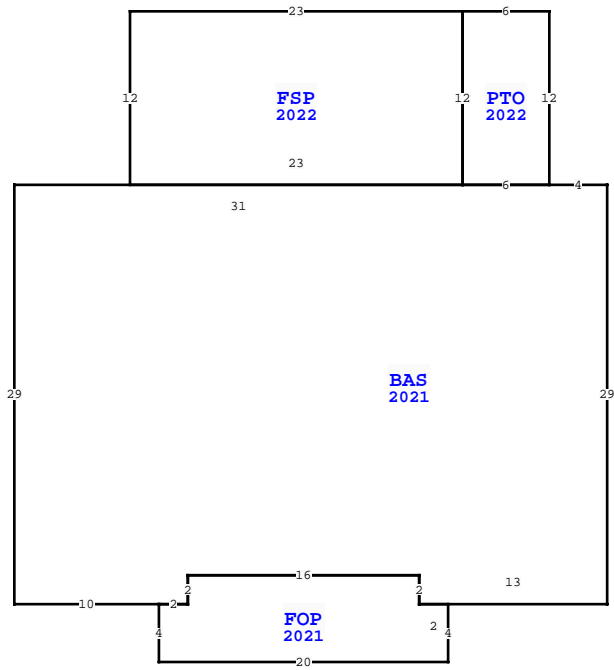


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR	SLAB 100
Frame	02	WOOD	FRAME 100
Exterior Wall	05	HARDIE	BRD 100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	07	VYL PLANK	50
Interior Floor	14	CARPET	50
Heating Type	04	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	000	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,157	100	2021
FOP	112	30	2021
FSP	276	55	2022
PTO	72	5	2022
TOTALS	1,617		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,347	117.5000	111.62	150,352	2021	2021	0	0	2.00	98.00		
1 SINGLE FAM 100% - 2023 Heated Area: 1157 HX Base Yr 2023													
													
BLD DATE	08/10/2021			FRLH	LGL DATE								
XF DATE	08/10/2021			FRLH	LAND DATE	08/10/2021 FRLH							
INC DATE													

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			147,345
TOTAL MARKET OB/XF VALUE			6,926
TOTAL LAND VALUE - MARKET			15,000
TOTAL MARKET VALUE			169,271
SOH/AGL Deduction			0
ASSESSED VALUE			169,271
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			119,271
TOTAL JUST VALUE			169,271
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			164,941
FR PRMT CK, PU NEW TRV, PU XFOBS. CC 08/2022			
PU SFD; XFOB PWR 1-15-21; CO 7-26/2021			
COA PER NCOA MOVED ACCNTS REPORT WCPA TRIM			
5 YR PRCL CK, N/C			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000084	SCREEN ROOM-CC	0	04/01/2022
20000760	SFD-CO	0	08/20/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1226/0487	8/26/2021	WD Q	Q	I	01	178,900
GRANTOR: STEVE BYRD CONSTRUCTI						
GRANTEE: TAYLOR BRIAN M & NO						
1168/0320	9/04/2020	QC U	V	30		100
GRANTOR: BYRD STEVE & JACKIE						
GRANTEE: STEVE BYRD CONSTRUC						

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	16	4			64.00	100	2021	2021	3	93	357	
2	0211	CONCRETE W	0	100	24	18			432.00	100	2021	2021	3	93	2,411	
3	0955	PRIVACY FE	0	100	0	0			280.00	100	2022	2022	3	99	4,158	
4	0625	PORT WD UT	0	100	10	12			120.00	100	2022	2022	3	97	0	
TOTALS														6,926		

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			95.00	100.00	1.00	LT		1.00	1.00	1.00	15,000.00	15,000.00	15,000							