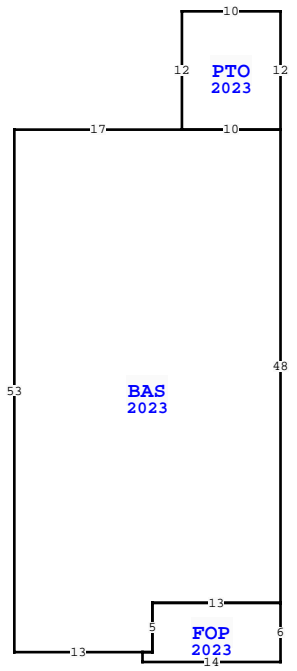




ELEMENT		CD	BUILDING CHARACTERISTICS		
CONSTRUCTION					
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	30	VINYL	100		
Roof Structur	03	GABLE	HIP 100		
Roof Cover	03	COMP	SHNGL 100		
Interior Wall	05	DRYWALL	100		
Interior Floo	07	VYL	PLANK 100		
Ceiling	08	8 FT	100		
Heating Type	13	HEAT	PUMP 100		
Air Condition	13	HEAT	PUMP 100		
Bedrooms		3	100		
Bathrooms		2	100		
Stories	1.	1.	100		
Units		0	100		
Condition Adj	12	AVERAGE	100		
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	4	MKT AREA	10		
NEIGHBORHOOD/LOC	10.00	1.20/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,366	100	2023	1,366	169,739
FOP	79	30	2023	24	2,982
PTO	120	5	2023	6	746
TOTALS	1,565			1,396	173,467

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,396	109.0000	124.26	173,467	2023	2023	0	0	0.00	100.00
1 SINGLE FAM 0% - 2024 Heated Area: 1366 HX Base Yr											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			173,467
TOTAL MARKET OB/XF VALUE			3,360
TOTAL LAND VALUE - MARKET			7,650
TOTAL MARKET VALUE			184,477
SOH/AGL Deduction			0
ASSESSED VALUE			184,477
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			184,477
TOTAL JUST VALUE			184,477
NCON VALUE			176,827
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			8,000
FR PU NCON & XFOBS 05-03-2023. LA 12/23			
5 YR PRCL CK NC FR			
COA PER NCOA REPORT			
5 YR PRCL CK, N/C			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000356	SFD-CO	0	10/26/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1283/0007	9/07/2022	WD	U	V	11	100
GRANTOR: GIBBS INVESTMENTS AND						
GRANTEE: GIBBS RENTALS LLC						
1237/0623	11/05/2021	WD	Q	V	01	1,000
GRANTOR: LABIG SHAWN COE						
GRANTEE: GIBBS INVESTMENTS A						

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	0	0			491.00	100	2024	2023	AV	100	2,946	
2	0211	CONCRETE W	0	0	23	3		69.00	100	2024	2023	AV	100	414	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2023;ORIG=-60,-10] S53 E13 E1 N5 E13 N48 W10 W17 \$											
PTO=[YR=2023;ORIG=-43,-22] E10 S12 W10 N12 \$											
FOP=[YR=2023;ORIG=-46,38] E13 S6 W14 N1 E1 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	0			50.00	100.00	1.00	LT		1.00	1.00	1.00	7,650.00	7,650.00	7,650							