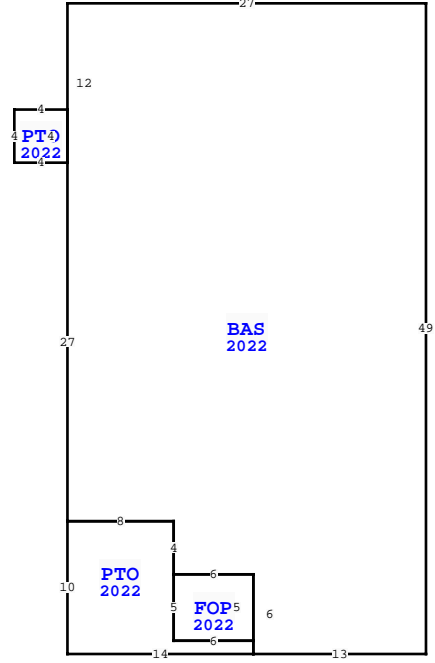




BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Foundation	02	CONCR SLAB 100			
Frame	02	WOOD FRAME 100			
Exterior Wall	30	VINYL 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	07	VYL PLANK 100			
Ceiling	06	Trey/Crown 70			
Heating Type	13	HEAT PUMP 100			
Air Condition	13	HEAT PUMP 100			
Bedrooms		3 100			
Bathrooms		2 100			
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	1,207	100	2022	1,207	148,075
FOP	30	30	2022	9	1,104
PTO	16	5	2022	1	123
PTO	86	5	2022	4	491
TOTALS	1,339			1,221	149,793

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									
				Heated Area: 1207				HX Base Yr 2024				



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		149,793	
TOTAL MARKET OB/XF VALUE		5,982	
TOTAL LAND VALUE - MARKET		7,650	
TOTAL MARKET VALUE		163,425	
SOH/AGL Deduction		0	
ASSESSED VALUE		163,425	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		113,425	
TOTAL JUST VALUE		163,425	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		125,748	
JS PU SFD, XFOBS, CO 12/24/2022			
5 YR PRCL CK, N/C			
COA PER WAK TCO			
5 YR PRCL CH, N/C			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
PR22-000091	SFD-CO	0	07/26/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1297/0413	1/06/2023	WD Q	Q	I	01	215,900
GRANTOR: S&P INVESTMENT HOLDIN						
GRANTEE: BLACK KENNETH I & B						
1255/0745	3/03/2022	WD Q	Q	V	01	12,500
GRANTOR: SONS CARENCE & POST C						
GRANTEE: S&P INVESTMENT HOLD						

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	35	20	700.00	SF	6.00	6.00	100	2022	2022	3	97	4,074	
2	0211	CONCRETE W	0 100	3	3	9.00	SF	6.00	6.00	100	2022	2022	3	97	52	
3	0955	PRIVACY FE	0 100	0	0	125.00	LF	15.00	15.00	100	2022	2022	3	99	1,856	

BUILDING NOTES			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE		01/03/2018 JBHC	
LAND DATE			
AG DATE			

BUILDING DIMENSIONS			
BAS=[YR=2022] W27 S12 PTO=[YR=2022] N4 W4 S4 E4\$ S27 E8 S4			
PTO=[YR=2022] N4 W8 S10 E14 N1 W6 N5\$ E6 FOP=[YR=2022] W6 S5 E6 N5\$ S6 E13 N49\$.			

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			50.00	100.00	1.00	LT		1.00	1.00	1.00	7,650.00	7,650.00	7,650								