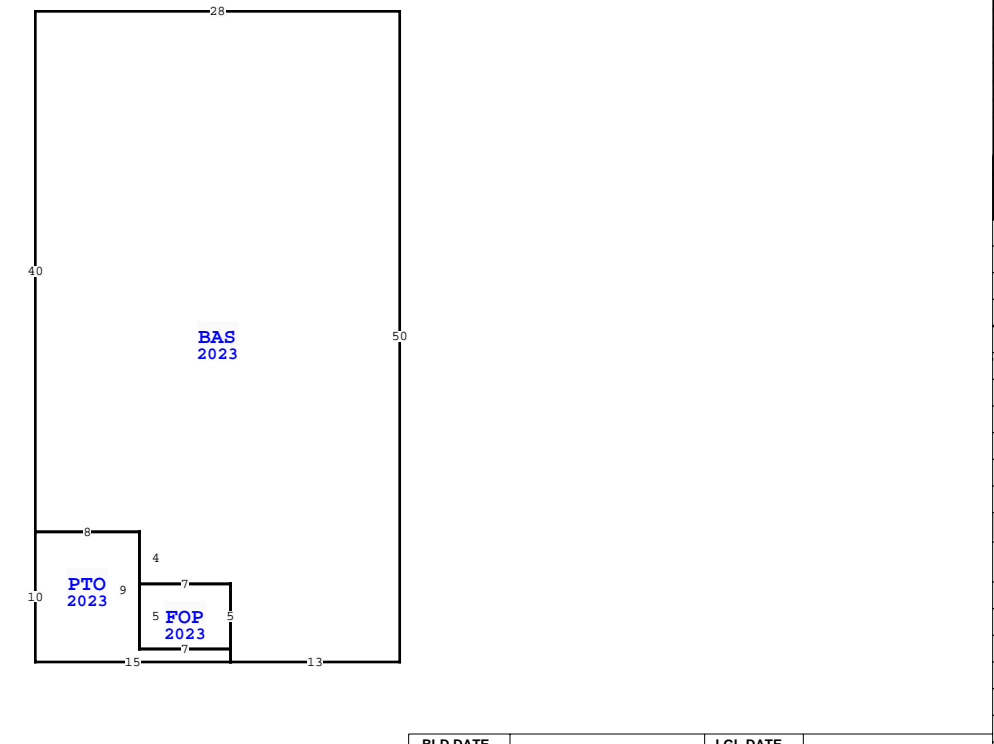




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	VYL PLANK 100
Ceiling	08	8 FT 100
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Units		0 100
Condition Adj	12	AVERAGE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	0%	- 2024		160,544	2023	2023	0	0	0	0.00	100.00	



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	1,278	100	2023	1,278	158,804
FOP	35	30	2023	10	1,243
PTO	87	5	2023	4	497
TOTALS	1,400			1,292	160,544

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3			Tax Dist:
BUILDING MARKET VALUE			160,544
TOTAL MARKET OB/XF VALUE			4,116
TOTAL LAND VALUE - MARKET			7,650
TOTAL MARKET VALUE			172,310
SOH/AGL Deduction			0
ASSESSED VALUE			172,310
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			172,310
TOTAL JUST VALUE			172,310
NCON VALUE			164,660
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			8,000
FR PU NCON & XFOBS	10-04-2023		
S/O LOT 6 TO NEW PRCL 08746-001			
PRCL S/O REQUEST SHIELDS 8503634012			
5 YR PRCL CK NC FR			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
23000028	SFD-CO	0	04/28/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1258/0539	3/23/2022	WD	Q	V	01	18,800
GRANTOR: LYNCH JOE ALTON						
GRANTEE: S & P INVESTMENTS HO						
1001/0312	12/15/2015	WD	U	V	37	7,000
GRANTOR: DUKE MISS WYNELLE						
GRANTEE: LYNCH JOE ALTON						

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	20	20			6.00	100	2024	2023	AV	100	2,400	
2	0211	CONCRETE W	0	0	4	4			6.00	100	2024	2023	AV	100	96	
3	0955	PRIVACY FE	0	0	0	0			15.00	100	2024	2023	AV	100	1,620	
TOTAL OB/XF														4,116		

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2023;ORIG=-10,-20] E28 S50 W13 N1 N5 W7 N4 W8 N40 \$			
FOP=[YR=2023;ORIG=-2,24] E7 S5 W7 N5 \$			
PTO=[YR=2023;ORIG=-10,20] E8 S9 E7 S1 W15 N10 \$			

LAND DESCRIPTION																								
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							