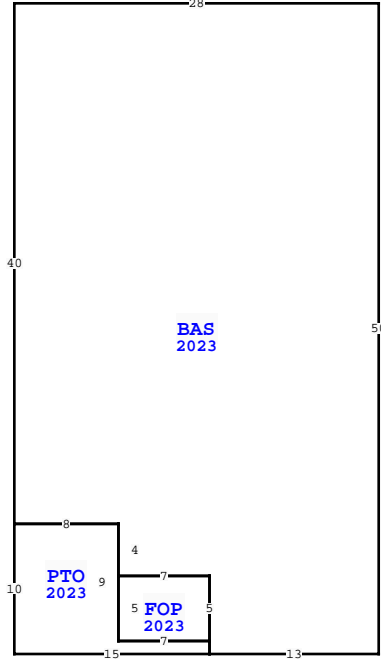




ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
30	VINYL 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
07	VYL PLANK 100				
08	8 FT 100				
13	HEAT PUMP 100				
13	HEAT PUMP 100				
	3 100				
	2 100				
1.	1. 100				
	0 100				
12	AVERAGE 100				
03	AVERAGE				
0100	SINGLE FAMILY				
4	MKT AREA	10			
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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,292	109.0000	124.26	160,544	2023	2023	0	0	0.00	100.00		
1 SINGLE FAM 0% - 2024 Heated Area: 1278 HX Base Yr													



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 10-04-023				
NEW PRCL LOT 6 S/O FROM 08746-000				
PRCL S/O REQUEST SHIELDS 8503634012				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
23000029	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				
BUILDING NOTES				
BUILDING DIMENSIONS				
BAS=[YR=2023;ORIG=50,10] E28 S50 W13 N1 N5 W7 N4 W8 N40 \$				
FOP=[YR=2023;ORIG=58,54] E7 S5 W7 N5 \$				
PTO=[YR=2023;ORIG=50,50] E8 S9 E7 S1 W15 N10 \$				

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			400.00	SF	6.00	6.00	100	2024	2023	AV	100	2,400	
2	0211	CONCRETE W	0	0	4	4			16.00	SF	6.00	6.00	100	2024	2023	AV	100	96	
3	0955	PRIVACY FE	0	0	0	0			108.00	LF	15.00	15.00	100	2024	2023	AV	100	1,620	
TOTAL OB/XF 4,116																			

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							