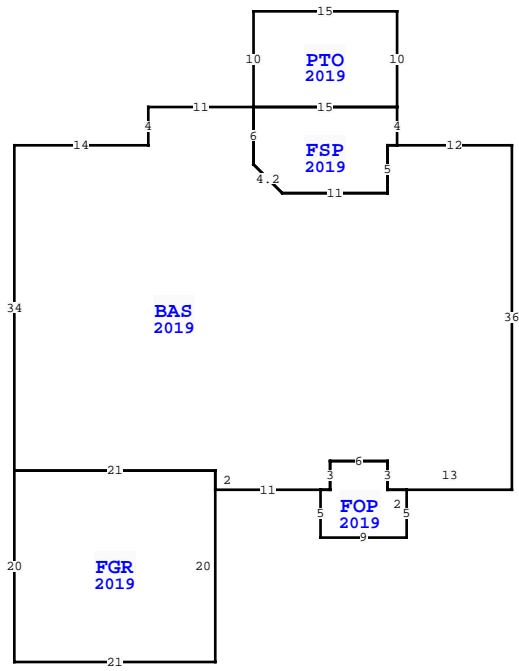


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 90				
11	AVERAGE 10				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
12	HARDWOOD 50				
14	CARPET 50				
04	AIR DUCTED 100				
03	CENTRAL 100				
	Bedrooms	3	100		
	Bathrooms	2	100		
	Story Height	0	100		
1.	Stories	1.	100		
	Units	0	100		
03	AVERAGE				
0100	SINGLE FAMILY				
3	MKT AREA		01		
317.00	NEIGHBORHOOD/LOC	1.10/			
	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE		
	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE		
BAS	1,791	100	2019	1,791	207,338
FGR	420	50	2019	210	24,311
FOP	63	30	2019	19	2,199
FSP	126	55	2019	69	7,988
PTO	150	5	2019	8	926
TOTALS	2,550			2,097	242,762

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,097	115.4000	120.59	252,877	2019	2019	0	0	4.00	96.00
1 SINGLE FAM 100% - 2020 Heated Area: 1791 HX Base Yr 2020											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		242,762	
TOTAL MARKET OB/XF VALUE		16,641	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		314,403	
SOH/AGL Deduction		74,090	
ASSESSED VALUE		240,313	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		190,313	
TOTAL JUST VALUE		314,403	
NCON VALUE		7,543	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		239,271	
PRMT CK 3/28/24, PU BLD 2			
FR PRMT CK 8/9/23, PU XFOB.			
ADD HX FOR 2020-HULTS			
5 YR PRCL CH, PU NEW SFD & XFOB LN 1-2			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24-000323	CONSTRUCT BARN-CC		03/28/2024
21000511	POLE BARN	0	05/17/2021
18000968	SFD-CO	0	10/01/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1139/0186	1/20/2020	QC	U	I	30	100
GRANTOR: HULTS JORDAN MICHAEL						
GRANTEE: HULTS JORDAN MICHAEL						
1103/0441	3/15/2019	WD	Q	I	01	238,500
GRANTOR: GOLDEN CONSTRUCTION C						
GRANTEE: HULTS JORDAN MICHAEL						

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	0	1,532.00	SF	6.00	6.00	100	2019	2019	3	85	7,813	
2	0211	CONCRETE W	0	100	63	4	SF	6.00	6.00	100	2019	2019	3	85	1,285	
3	0030	BARN, POLE	0	100	36	24	SF	9.00	9.00	100	2024	2022	AV	97	7,543	
TOTALS															16,641	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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			0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							