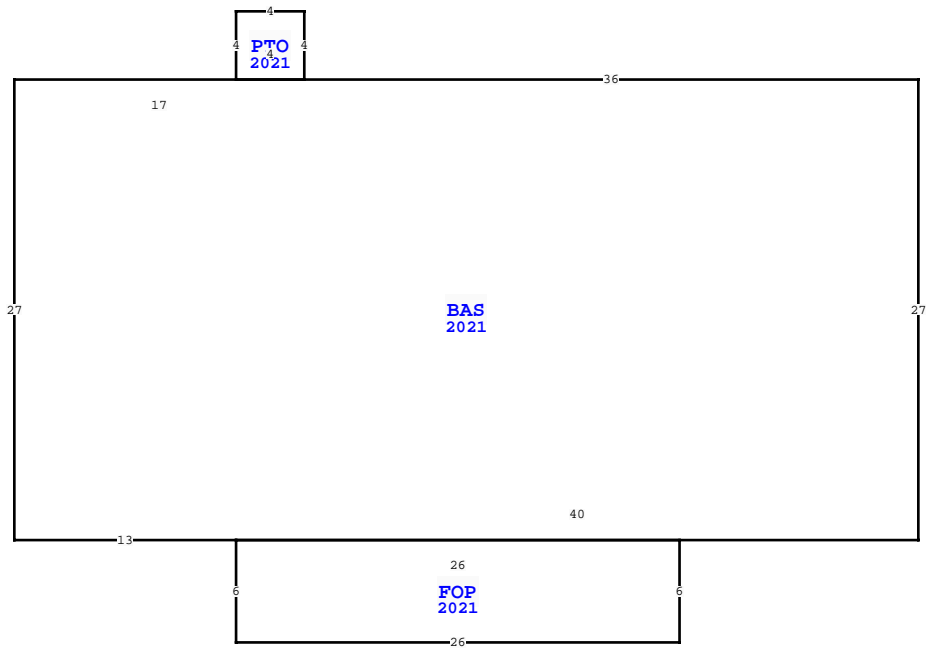


ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	100	
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL	100		
Interior Floor	10	LAMINATED	50		
Interior Floor	14	CARPET	50		
Heating Type	13	HEAT PUMP	100		
Air Condition	13	HEAT PUMP	100		
Bedrooms		4	100		
Bathrooms		2	100		
Story Height		0	100		
Stories	1.	1.	100		
Units		0	100		
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	3	MKT AREA	10		
NEIGHBORHOOD/LOC	80.10	1.40/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,431	100	2021	1,431	215,433
FOP	156	30	2021	47	7,076
PTO	16	5	2021	1	151
TOTALS	1,603			1,479	222,660

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,479	115.5000	153.62	227,204	2021	2021	0	0	2.00	98.00	
2 SINGLE FAM			100% - 2022	Heated Area: 1431			HX Base Yr 2022					



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		222,660	
TOTAL MARKET OB/XF VALUE		5,440	
TOTAL LAND VALUE - MARKET		20,000	
TOTAL MARKET VALUE		248,100	
SOH/AGL Deduction		75,674	
ASSESSED VALUE		172,426	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		122,426	
TOTAL JUST VALUE		248,100	
NCON VALUE		2,940	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		170,767	
5 YR PRCL CK, PU XFOB			
PU SFD; XFOB PWR 6-9-21; CO 08/04/2021			
5 YR PRCL CK, NC			
5 YR PRCL CH, DEL MH, CORR CODES TO VACANT			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000278	SFD-CO	0	03/22/2021
18000868	DEMO MH-CO	0	08/24/2018
15000169	ELEC	0	03/13/2015
21251	N/A	0	08/02/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1223/0365	8/06/2021	WD Q	Q	I	01	200,000
GRANTOR: GOLDEN CONSTRUCTION C						
GRANTEE: CODY ERIKA SHEKILA						
1178/0789	11/12/2020	WD Q	Q	V	01	6,000
GRANTOR: TIDEWATER INVESTMENTS						
GRANTEE: GOLDEN CONSTRUCTION						

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	20	20	400.00	SF	6.00	6.00	100	2021	2021	3	93	2,232	
2	0211	CONCRETE W	0 100	12	4	48.00	SF	6.00	6.00	100	2021	2021	3	93	268	
8	0955	PRIVACY FE	0 100	0	0	196.00	LF	15.00	15.00	100	2024	2023		100	2,940	
TOTALS													5,440			

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	100			125.00	100.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							