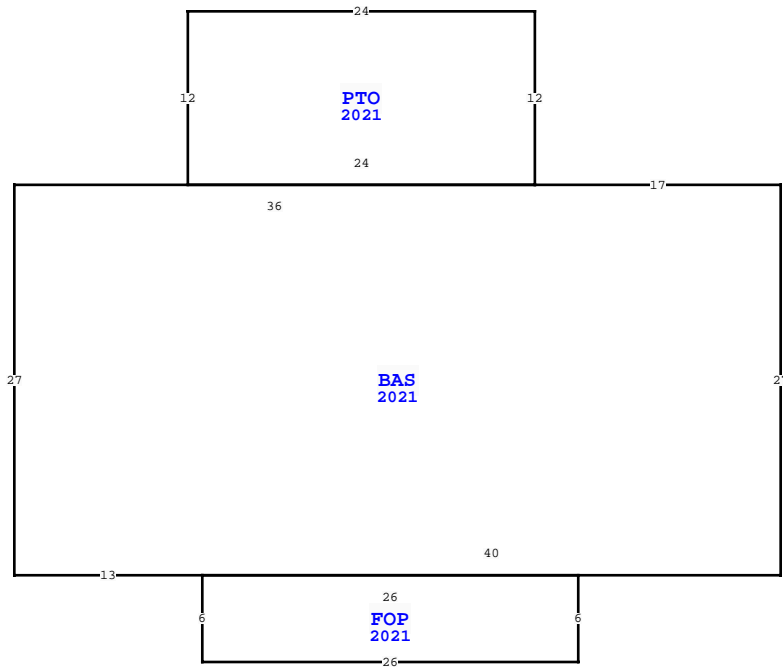


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	02	WOOD FRAME	100
Exterior Wall	05	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	10	LAMINATED	50
Interior Floor	14	CARPET	50
Heating Type	13	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
BAS	1,431	100	2021
FOP	156	30	2021
PTO	288	5	2021
TOTALS	1,875		

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%	- 0									Heated Area: 1431 HX Base Yr	



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			224,617
TOTAL MARKET OB/XF VALUE			6,263
TOTAL LAND VALUE - MARKET			20,000
TOTAL MARKET VALUE			250,880
SOH/AGL Deduction			57,301
ASSESSED VALUE			193,579
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			193,579
TOTAL JUST VALUE			250,880
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			175,981
5 YR PRCL CK, N/C			
PU SFD; XFOB PWR 6/9/21; CO 07/22/2021			
5 YR PRCL CK, N/C			
5 YR PRCL CH, N/C			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000276	SFD-CO	0	03/22/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1374/0833	8/01/2024	QC	P	I	98	100
GRANTOR: SHUFF JOHN W III						
GRANTEE: TIDEWATER INVESTMEN						
1221/0252	7/21/2021	WD	Q	I	01	205,000
GRANTOR: GOLDEN CONSTRUCTION C						
GRANTEE: JOHNSON ASHLYNN						

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	2021	2021	3	93	2,232	
2	0211	CONCRETE W	0	0	12	4	48.00	SF	6.00	6.00	100	2021	2021	3	93	268	
3	0955	PRIVACY FE	0	0	0	0	256.00	LF	15.00	15.00	100	2021	2021	3	98	3,763	

TOTAL OB/XF													
6,263													

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			75.00	125.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=2021] W17 PTO=[YR=2021] N12 W24 S12 E24\$ W36 S27 E13 FOP=[YR=2021] S6 E26 N6 W26\$ E40 N27\$.													