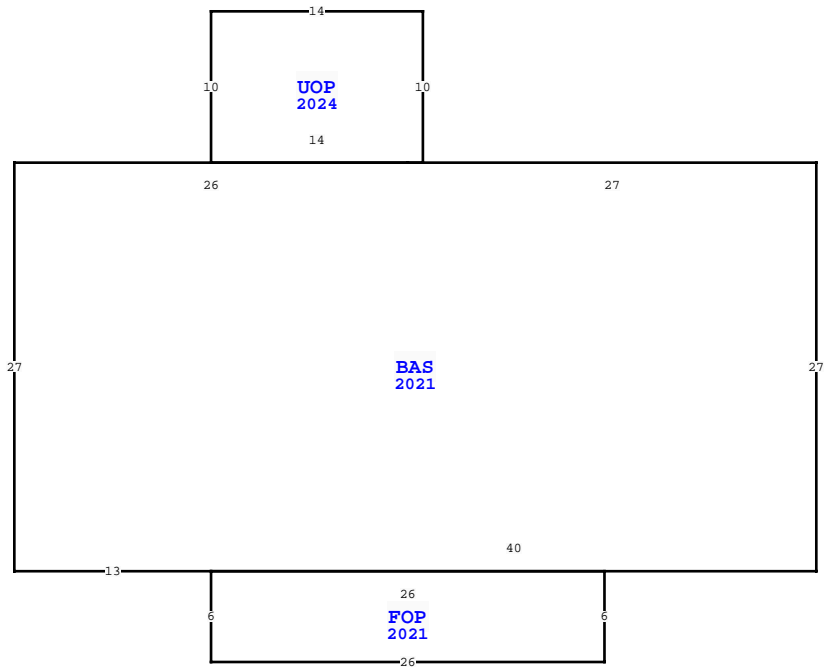


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	10	LAMINATED 100
Heating Type	13	HEAT PUMP 100
Air Condition	13	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
BAS	1,431	100
FOP	156	30
UOP	140	20
TOTALS	1,727	1,506

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	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			223,773
TOTAL MARKET OB/XF VALUE			5,999
TOTAL LAND VALUE - MARKET			20,000
TOTAL MARKET VALUE			249,772
SOH/AGL Deduction			84,286
ASSESSED VALUE			165,486
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			115,486
TOTAL JUST VALUE			249,772
NCON VALUE			4,161
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			172,858
5 YR PRCL CK, CHG TRAV DEMO PTO ADD UOP			
2022 PORT FROM 00-00-078-013-11430-028			
PU SFD; XFOB PWR 7-14-21; CO 6/30/2021			
5 YR PRCL CH, N/C			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000137	SFD-CO	0	03/08/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1376/0089	8/26/2024	WD	Q	I	01	260,000
GRANTOR: AUSTIN CHELSEA DIANE						
GRANTEE: STASZKO-MERRIMAN WI						
1374/0833	8/01/2024	QC	P	I	98	100
GRANTOR: SHUFF JOHN W III						
GRANTEE: TIDEWATER INVESTMEN						

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			6.00	100	2021	2021	3	93	2,232	
2	0211	CONCRETE W	0	100	12	4			6.00	100	2021	2021	3	93	268	
3	0955	PRIVACY FE	0	100	0	0			15.00	100	2021	2021	3	98	3,499	
TOTALS														5,999		

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