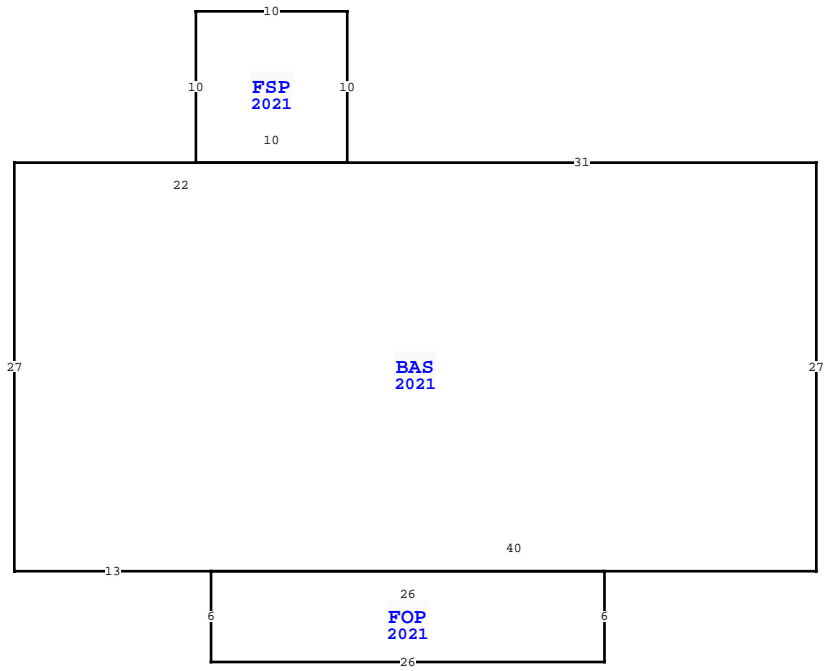


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	10	LAMINATED 100
Heating Type	13	HEAT PUMP 100
Air Condition	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
FSP	100	55
TOTALS	1,687	1,533

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		232,433	2021	2021	0	0	2.00	98.00	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			227,784
TOTAL MARKET OB/XF VALUE			6,440
TOTAL LAND VALUE - MARKET			20,000
TOTAL MARKET VALUE			254,224
SOH/AGL Deduction			58,111
ASSESSED VALUE			196,113
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			196,113
TOTAL JUST VALUE			254,224
NCON VALUE			1,632
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			176,801
5 YR PRCL CK, PU XFOBS			
PU SFD; XFOB PWR 7-1-21; CO 08/04/201			
5 YR PRCL CH, N/C			
5 YR PRCL CH, N/C			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000252	SFD-CO	0	03/18/2021

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						
1223/0665	8/06/2021	WD	Q	I	01	200,000
GRANTOR: GOLDEN CONSTRUCTION C						
GRANTEE: AHSAN ZAFAR A						

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	157.00	LF	15.00	15.00	100	2021	2021	3	98	2,308	
4	0700	PORT BLDG	0	0	0	0	1.00	SF	0.00	0.00	100	2024	2023		98	0	
5	0210	CONCRETE D	0	0	0	0	272.00	SF	6.00	6.00	100	2024	2023		100	1,632	
TOTALS															6,440		

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	0			75.00	125.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							