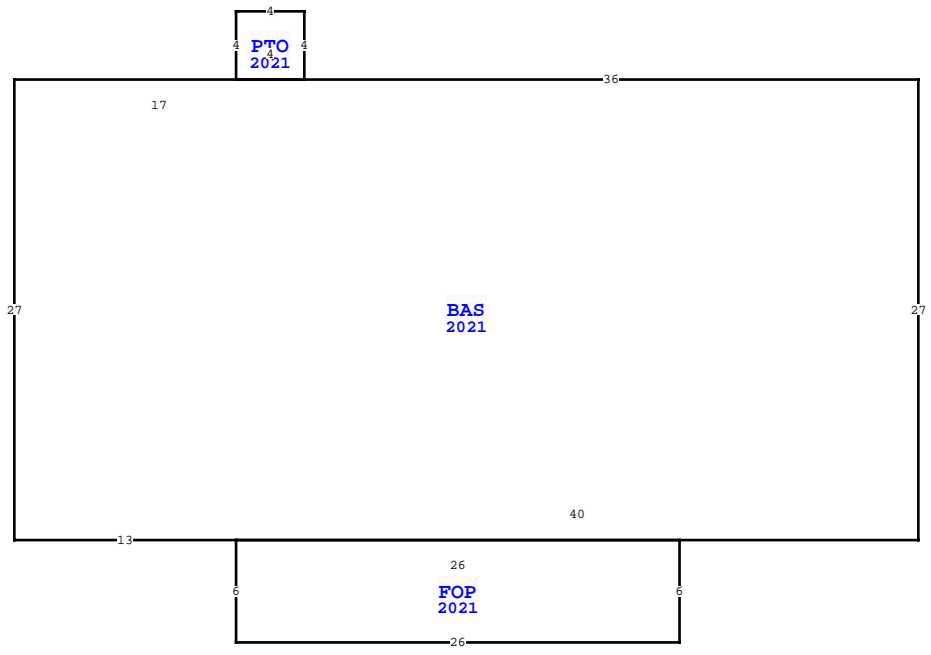




ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	100	
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	07	VYL PLANK	50		
Interior Floor	14	CARPET	50		
Heating Type	13	HEAT PUMP	100		
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	
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			222,660
TOTAL MARKET OB/XF VALUE			4,795
TOTAL LAND VALUE - MARKET			20,000
TOTAL MARKET VALUE			247,455
SOH/AGL Deduction			75,680
ASSESSED VALUE			171,775
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			121,775
TOTAL JUST VALUE			247,455
NCON VALUE			2,340
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			170,721
5 YR PRCL CK, PU XFOBS, NO PICTURE IN BACK			
PU SFD; XFOB PWR 4-29-21; CO 5/18/2021			
ADDRESS ADDED PER PERMIT			
5 YR PRCL CH, N/C			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001164	SFD-CO	0	12/15/2020

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						
1211/0348	5/26/2021	WD	Q	I	01	195,000
GRANTOR: GOLDEN CONSTRUCTION C						
GRANTEE: PORTER DANIELLE & K						

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	10	4			6.00	100	2021	2021	3	93	223	
3	0955	PRIVACY FE	0	100	0	0			15.00	100	2024	2023		100	2,340	
4	0700	PORT BLDG	0	100	0	0			0.00	100	2024	2023		98	0	
TOTALS													4,795			

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							