

ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	90	
Exterior Wall	11	AVERAGE			
Roof Structur	03	GABLE/HIP		100	
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL		100	
Interior Floor	07	VYL	PLANK	70	
Interior Floor	14	CARPET		30	
Heating Type	04	AIR	DUCTED	100	
Air Condition	03	CENTRAL		100	
Bedrooms				3	100
Bathrooms				2.5	100
Story Height				0	100
Stories	1.			1.	100
Units				0	100
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE	FAMILY		
MAP NUM	1	MKT AREA			10
NEIGHBORHOOD/LOC	407.00			1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,086	100	2022	2,086	219,338
FGR	477	50	2022	238	25,025
FOP	84	30	2022	25	2,628
FOP	293	30	2022	88	9,253
TOTALS	2,940			2,437	256,246

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,437	111.8000	106.21	258,834	2022	2022	0	0	1.00	99.00
1 SINGLE FAM 0% - 2024 Heated Area: 2086 HX Base Yr											

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			256,246
TOTAL MARKET OB/XF VALUE			7,671
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			323,917
SOH/AGL Deduction			0
ASSESSED VALUE			323,917
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			323,917
TOTAL JUST VALUE			323,917
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			319,258
PU XFOBS, CHG TRAV DEMO FOP ADD FSP TO FUTURE PAPE			
2023 TRIM RETURNED COA			
MM PU NEW SFD XFOB 0210 0211			
5-YR PRCL CHECK, NO CHANGE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23-000286	IN-GROUND POOL-CC	0	04/18/2023
22000131	SFD-CO	0	05/24/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1302/0011	2/20/2023	WD Q		I	01	386,100
GRANTOR: SOUTHERN COASTAL HOME						
GRANTEE: WAGNER HARRY						
1245/0024	12/16/2021	QC U		V	11	100
GRANTOR: PRECISION HOME BUILDE						
GRANTEE: SOUTHERN COASTAL HO						

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	74	17	1,258.00	SF	6.00	6.00	100	2022	2022	3	97	7,322	
2	0211	CONCRETE W	0	0	15	4	60.00	SF	6.00	6.00	100	2022	2022	3	97	349	
6	0700	PORT BLDG	0	0	0	0	1.00	SF	0.00	0.00	100	2024	2024		100	0	
TOTALS															7,671		

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							