

BUILDING CHARACTERISTICS		MARKET ADJUSTMENTS													
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
Foundation	02	CONCR SLAB 100	0100	01	2,193	112.1000	106.50	233,554	2021	2021	0	0	2.00	98.00	
Frame	02	WOOD FRAME 100	1 SINGLE FAM 100% - 2022 Heated Area: 1836 HX Base Yr 2022												
Exterior Wall	05	HARDIE BRD 90													
Exterior Wall	11	AVERAGE 10													
Roof Structur	03	GABLE/HIP 100													
Roof Cover	03	COMP SHNGL 100													
Interior Wall	05	DRYWALL 100													
Interior Floo	07	VYL PLANK 60													
Interior Floo	14	CARPET 40													
Heating Type	04	AIR DUCTED 100													
Air Condition	03	CENTRAL 100													
Bedrooms		3 100													
Bathrooms		2 100													
Story Height		0 100													
Stories	1.	1. 100													
Units		0 100													
Quality	03	AVERAGE													
DOR CODE	0100	SINGLE FAMILY													
MAP NUM	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	1,836	100	2021	1,836	191,623										
FGR	441	50	2021	220	22,961										
FOP	180	30	2021	54	5,636										
FOP	258	30	2021	77	8,037										
PTO	120	5	2021	6	626										
TOTALS	2,835			2,193	228,883										

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	48	17			6.00	100	2021	2021	3	93	4,553	
2	0211	CONCRETE W	0	100	40	4			6.00	100	2021	2021	3	93	893	
3	0955	PRIVACY FE	0	100	0	0			15.00	100	2021	2021	3	98	3,249	

WAKULLA COUNTY PROPERTY		VALUATION SUMMARY									
VALUATION BY		STANDARD									
Tax Group: 3		Tax Dist:									
BUILDING MARKET VALUE		228,883									
TOTAL MARKET OB/XF VALUE		8,695									
TOTAL LAND VALUE - MARKET		60,000									
TOTAL MARKET VALUE		297,578									
SOH/AGL Deduction		1,164									
ASSESSED VALUE		296,414									
TOTAL EXEMPTION VALUE	HX HB	50,000									
BASE TAXABLE VALUE		246,414									
TOTAL JUST VALUE		297,578									
NCON VALUE		0									
INCOME VALUE		0									
PREVIOUS YEAR MKT VALUE		295,275									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000406	SFD-CO	0	04/27/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1223/0185	8/05/2021	WD Q	Q	I	01	333,400

BUILDING NOTES						
GRANTOR:PRECISION HOME BUILDE						
GRANTEE:KAY ANDREW & HEATHE						
1218/0470	7/12/2021	CR U	V	11		100
GRANTOR:PALMETTO OF WAKULLA C						
GRANTEE:PRECISION HOME BUIL						

BUILDING DIMENSIONS									
BAS=[YR=2021] W21 S10 W2 W2 N2 W4 W2 S2 W20 N9 FOP=[YR=2021] S9 E20 E2 N2 E4 E2 S2 E2 N9 PTO=[YR=2021] N8 W15 S8 E15\$ W30\$ W12 S36 FOP=[YR=2021] S6 E30 N6 W30\$ E30 N4 E12 N3 E21 PGR=[YR=2021] W21 S21 E21 N21\$ N30\$.									

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

REVIEW DATE		BY		MMLB		Total Acres:		Total Land Value:		Market:		Agricultural:		Common:		PRINTED	
08/10/2021						0.37		60,000		0		0		60,000			04/29/2026 BY SYS