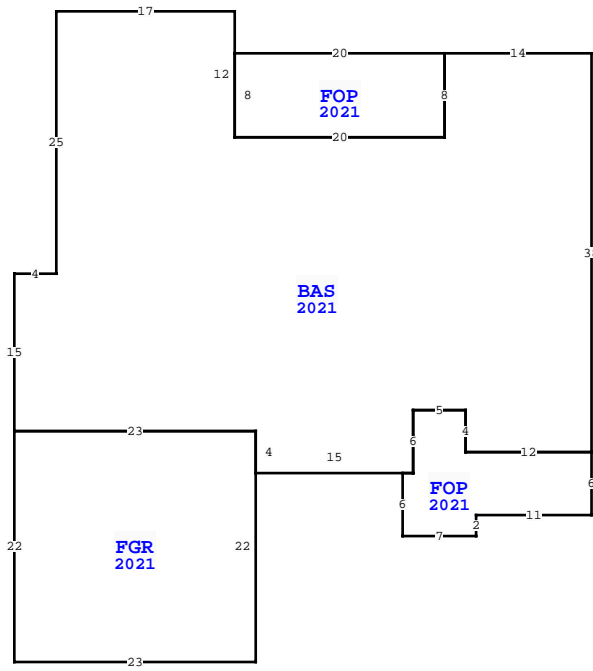




ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
02	CONCR SLAB 100		
02	WOOD FRAME 100		
05	HARDIE BRD 100		
03	GABLE/HIP 100		
03	COMP SHNGL 100		
05	DRYWALL 100		
07	VYL PLANK 60		
14	CARPET 40		
04	AIR DUCTED 100		
03	CENTRAL 100		
	4 100		
	3 100		
	0 100		
1.	1. 100		
	0 100		
03	AVERAGE		
0100	SINGLE FAMILY		
1	MKT AREA	10	
407.00	1.00/		
BAS	1,878	100	2021
FGR	506	50	2021
FOP	140	30	2021
FOP	160	30	2021
TOTALS	2,684		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,221	115.2000	109.44	243,066	2021	2021	0	0	2.00	98.00
1 SINGLE FAM 100% - 2023 Heated Area: 1878 HX Base Yr 2023											



WAKULLA COUNTY PROPERTY				
VALUATION SUMMARY			PAGE 1 of 1	
VALUATION BY		STANDARD		
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE		238,205		
TOTAL MARKET OB/XF VALUE		5,066		
TOTAL LAND VALUE - MARKET		60,000		
TOTAL MARKET VALUE		303,271		
SOH/AGL Deduction		0		
ASSESSED VALUE		303,271		
TOTAL EXEMPTION VALUE		HX HB 50,000		
BASE TAXABLE VALUE		253,271		
TOTAL JUST VALUE		303,271		
NCON VALUE		0		
INCOME VALUE		0		
PREVIOUS YEAR MKT VALUE		300,920		
2023 HX APP ADVISED OWNER CANT GO BACK '22				
PU NEW SFD; XFOB'S CO 9-21-2021 MMLB				
CREATED FROM PRCL 09932-003				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
OBN21-00008	SFD-CO	0	04/24/2021	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD	SALE PRICE
1231/0342	9/29/2021	WD Q	I 01	329,900
GRANTOR: SOUTHERN COASTAL HOME				
GRANTEE: ZADROZNY JONATHAN &				
1200/0274	3/24/2021	WD Q	V 05	2,000,000
GRANTOR: PALMETTO FO WAKULLA C				
GRANTEE: SOUTHERN COASTAL HO				
BUILDING NOTES				
BUILDING DIMENSIONS				
BAS=[YR=2021] W14 S8 W20 FOP=[YR=2021] E20 N8 W20 S8\$ N12 W17 S25 W4 S15 E23 FGR=[YR=2021] W23 S22 E23 N22\$ S4 E15 N6 E5 S4 E12 FOP=[YR=2021] W12 N4 W5 S6 W1 S6 E7 N2 E11 N6\$ N38\$.				

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	16	SF	6.00	6.00	100	2021	2021	3	93	4,285	
2	0211	CONCRETE W	0	100	35	4	SF	6.00	6.00	100	2021	2021	3	93	781	

LAND DESCRIPTION																								
TOTAL OB/XF 5,066																								
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			0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							