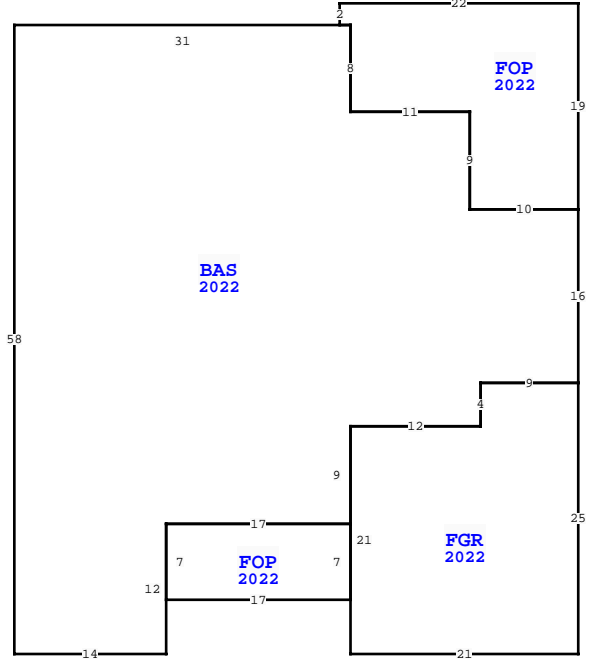


ELEMENT		CD	CONSTRUCTION		
Foundation	02		CONCR SLAB 100		
Frame	02		WOOD FRAME 100		
Exterior Wall	05		HARDIE BRD 100		
Roof Structur	03		GABLE/HIP 100		
Roof Cover	03		COMP SHNGL 100		
Interior Wall	05		DRYWALL 100		
Interior Floo	07		VYL PLANK 70		
Interior Floo	14		CARPET 30		
Heating Type	04		AIR 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	2,077	100	2022	2,077	218,577
FGR	477	50	2022	238	25,046
FOP	119	30	2022	36	3,789
FOP	302	30	2022	91	9,576
TOTALS	2,975			2,442	256,989

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%	- 2023									
Heated Area: 2077						HX Base Yr 2023						



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3			Tax Dist:
BUILDING MARKET VALUE			256,989
TOTAL MARKET OB/XF VALUE			5,663
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			322,652
SOH/AGL Deduction			76,452
ASSESSED VALUE			246,200
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			196,200
TOTAL JUST VALUE			322,652
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			317,839
COA PER HX APPLICATION			
PORT FROM MARION - FUGATE			
MM PU NEW SFD AND XFOBS 0210 0211			
ADDR MATCHES MAILING ADDR ON DEED			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OBN21-00018	SFD-CO	0	07/21/2021
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD SALE PRICE
1271/0659	6/28/2022	WD Q	I 01 374,900
GRANTOR: SOUTHERN COASTAL HOME			
GRANTEE: FUGATE BRIAN T & AN			
1200/0274	3/24/2021	WD Q	V 05 2,000,000
GRANTOR: PALMETTO OF WAKULLA C			
GRANTEE: SOUTHERN COASTAL HO			
BUILDING NOTES			
BUILDING DIMENSIONS			
FOP=[YR=2022] W22 S2 E1 S8 E11 S9 E10 BAS=[YR=2022] W10 N9 W11 N8 W31 S58 E14 N12 FOP=[YR=2022] S7 E17 N7 W17\$ E17 N9 E12 N4 E9 FGR=[YR=2022] W9 S4 W12 S21 E21 N25\$ N16\$ N19\$.			

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	53 17	901.00	SF	6.00	6.00	100	2022	2022	3	97	5,244	
2	0211	CONCRETE W	0 100	18 4	72.00	SF	6.00	6.00	100	2022	2022	3	97	419	

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