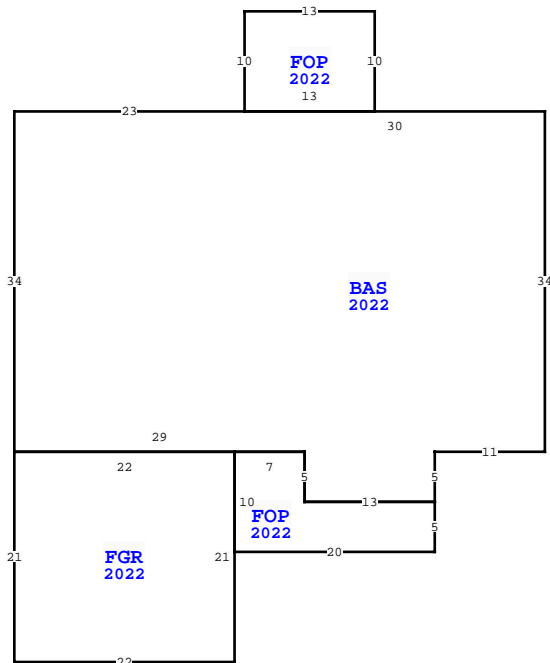




ELEMENT		CD	CONSTRUCTION		
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	90	
Exterior Wall	11	AVERAGE		10	
Roof Structur	03	GABLE/HIP		100	
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL		100	
Interior Floo	07	VYL	PLANK	60	
Interior Floo	14	CARPET		40	
Heating 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	1,867	100	2022	1,867	196,848
FGR	462	50	2022	231	24,356
FOP	130	30	2022	39	4,112
FOP	135	30	2022	40	4,217
TOTALS	2,594			2,177	229,532

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%	- 2024		Heated Area: 1867					HX Base Yr 2023	



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		229,532	
TOTAL MARKET OB/XF VALUE		43,346	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		332,878	
SOH/AGL Deduction		0	
ASSESSED VALUE		332,878	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		282,878	
TOTAL JUST VALUE		332,878	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		329,208	
2023 HX LATE FILE, MAILED NEW TRIM			
COA TRY SITUS ADDRESS DMV			
2023 TRIM RETURNED SOLD PROP IN OH MOVED FL			
MM PU NEW SFD XFOBS 0210 0211 0209 0230 0955			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000954	POOL-CC	0	09/21/2022
OBN22-00002	SFD-CO	0	02/28/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1278/0406	8/11/2022	WD Q	Q	I	01	349,900
GRANTOR: SOUTHERN COASTAL HOME						
GRANTEE: LAWSON RICHARD M &						
1200/0274	3/24/2021	WD Q	Q	V	05	2,000,000
GRANTOR: PALMETTO OF WAKULLA,						
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	100	53	17	901.00	SF	6.00	6.00	100	2022	2022	3	97	5,244	
2	0211	CONCRETE W	0	100	19	4	76.00	SF	6.00	6.00	100	2022	2022	3	97	442	
3	0209	CONCRETE P	0	100	0	0	550.00	SF	8.00	8.00	100	2022	2022	3	97	4,268	
4	0230	POOL, CONCR	0	100	30	15	450.00	SF	65.00	65.00	100	2022	2022	3	97	28,373	
5	0955	PRIVACY FE	0	100	30	15	338.00	LF	15.00	15.00	100	2022	2022	3	99	5,019	
TOTALS															43,346		

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							