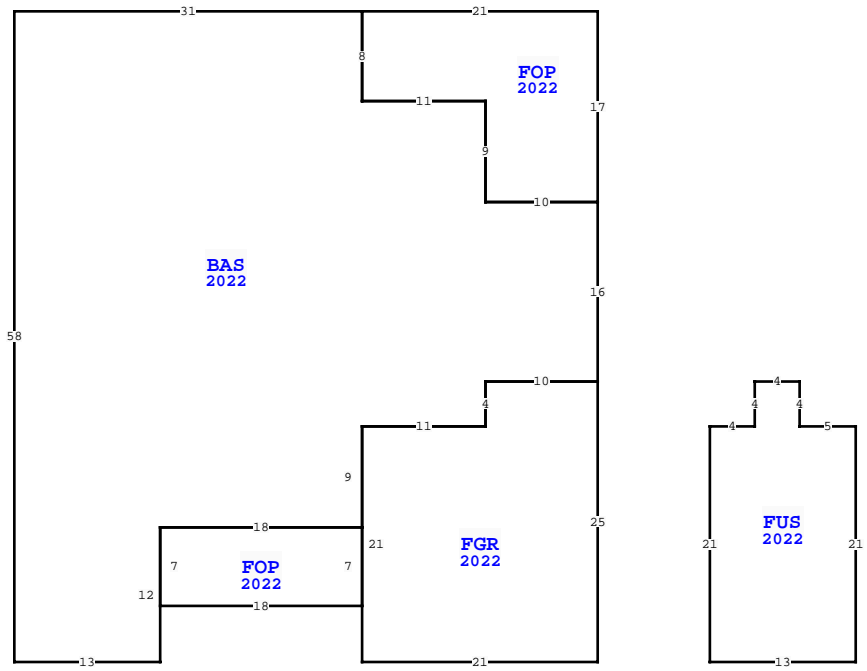




ELEMENT		CD	CONSTRUCTION		
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	100	
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL	100		
Interior Floo	07	VYL	PLANK	60	
Interior Floo	14	CARPET	40		
Heating Type	04	AIR	DUCTED	100	
Air Condition	03	CENTRAL	100		
Bedrooms			4	100	
Bathrooms			3.5	100	
Story Height			0	100	
Stories	1.5		1.5	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	2,061	100	2022	2,061	221,362
FGR	481	50	2022	240	25,778
FOP	126	30	2022	38	4,082
FOP	258	30	2022	77	8,270
FUS	289	100	2022	289	31,040
TOTALS	3,215			2,705	290,530

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: 2350						HX Base Yr 2023					



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			290,530
TOTAL MARKET OB/XF VALUE			50,795
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			401,325
SOH/AGL Deduction			0
ASSESSED VALUE			401,325
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			351,325
TOTAL JUST VALUE			401,325
NCON VALUE			45,394
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			351,206
MM 5 YR CK 6/12/23 - PER MM PU ONLY XFOBS 23-24 RO			
MM PU NEW SFD AND XFOBS 0210 0211			
5-YR PRCL CHECK, NO CHANGE			
CREATED FROM PRCL 09932-003			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
23000071	POOL-CC	0	03/17/2023
PR22-000025	SFD-CO	0	03/14/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1285/0525	9/26/2022	WD Q	Q	I	01	430,000
GRANTOR: SOUTHERN COASTAL HOME						
GRANTEE: ANGIUOLI JUDITH & F						
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	16	848.00	SF	6.00	6.00	100	2022	2022	3	97	4,935	
2	0211	CONCRETE W	0	100	20	4	80.00	SF	6.00	6.00	100	2022	2022	3	97	466	
3	0230	POOL, CONCR	0	100	32	16	512.00	SF	65.00	65.00	100	2024	2023	AV	100	33,280	
4	0209	CONCRETE P	0	100	0	0	1,098.00	SF	8.00	8.00	100	2024	2023	AV	100	8,784	
5	0955	PRIVACY FE	0	100	0	0	222.00	LF	15.00	15.00	100	2024	2023	AV	100	3,330	
TOTALS															50,795		

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							