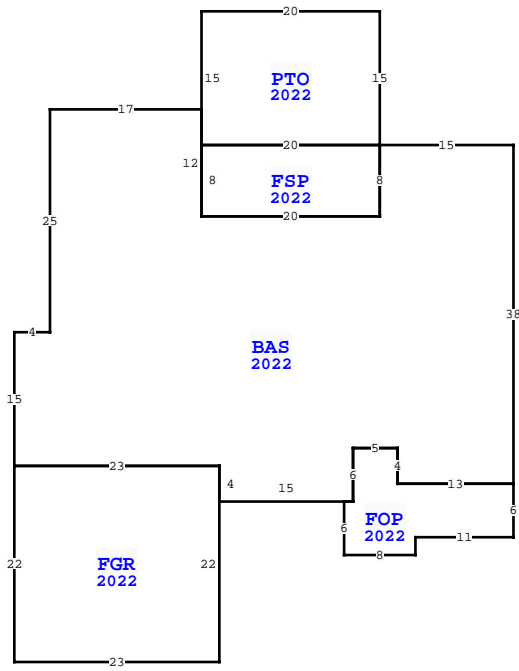




ELEMENT		CD	CONSTRUCTION		
Foundation	02		CONCR SLAB 100		
Frame	02		WOOD FRAME 100		
Exterior Wall	05		HARDIE BRD 100		
Roof Structur	03		GABLE/HIP 100		
Roof Cover	03		COMP SHNGL 100		
Interior Wall	05		DRYWALL 100		
Interior Floo	07		VYL PLANK 100		
Heating Type	04		AIR DUCTED 100		
Air Condition	03		CENTRAL 100		
Bedrooms			4 100		
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	1,916	100	2022	1,916	203,626
FGR	506	50	2022	253	26,888
FOP	148	30	2022	44	4,676
FSP	160	55	2022	88	9,353
PTO	300	5	2022	15	1,594
TOTALS	3,030			2,316	246,137

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,316	113.0000	107.35	248,623	2022	2022	0	0	1.00	99.00
1 SINGLE FAM 100% - 2023 Heated Area: 1916 HX Base Yr 2023											



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		246,137	
TOTAL MARKET OB/XF VALUE		15,604	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		321,741	
SOH/AGL Deduction		90,987	
ASSESSED VALUE		230,754	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		180,754	
TOTAL JUST VALUE		321,741	
NCON VALUE		8,900	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		308,048	
XFOB 0157 PU BY PRMT NO INSP LW			
PORT FROM LEON - VASQUEZ			
MAILING ADDR UPDATED PER COA REQUEST FORM			
MM PU NEW SFD AND XFOBS 0210 0211			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23-001207	GENERATOR-CC		11/15/2023
21000299	SFD-CO	0	11/09/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1265/0678	5/13/2022	WD Q	Q	I	01	334,900
GRANTOR: SOUTHERN COASTAL HOME						
GRANTEE: VASQUEZ RICHARD PAU						
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	51	20	1,020.00	UT	6.00	6.00	100	2022	2022	3	97	5,936	
2	0211	CONCRETE W	0	100	33	4	132.00	SF	6.00	6.00	100	2022	2022	3	97	768	
3	0157	GENERATOR	0	100	0	0	1.00	UT	8,900.00	8,900.00	100	2024	2023		100	8,900	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
11/23/2021	FRJS	10/06/2021	JS

BUILDING NOTES														
BUILDING DIMENSIONS														
BAS=[YR=2022] W15 S8 W20 FSP=[YR=2022] E20 N8 W20														
PTO=[YR=2022] E20 N15 W20 S15 S8 N12 W17 S25 W4 S15 E23														
FGR=[YR=2022] W23 S22 E23 N22 S4 E15 N6 E5 S4 E13														
POP=[YR=2022] W13 N4 W5 S6 W1 S6 E8 N2 E11 N6 S N38 S.														

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							