



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 Floor	07	VYL	PLANK	60	
Interior Floor	14	CARPET		40	
Ceiling	09	9 FT		100	
Heating Type	13	HEAT	PUMP	100	
Air Condition	13	HEAT	PUMP	100	
Bedrooms		4		100	
Bathrooms		3		100	
Stories	1.5	1.5		100	
Units		0		100	
Condition Adj	12	AVERAGE		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	2,020	100	2023	2,020	219,736
FGR	528	50	2023	264	28,718
FOP	160	30	2023	48	5,221
FOP	180	30	2023	54	5,874
FUS	342	100	2023	342	37,203
TOTALS	3,230			2,728	296,752

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	0%	- 2024									
Heated Area: 2362 HX Base Yr												

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VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				296,752		
TOTAL MARKET OB/XF VALUE				6,312		
TOTAL LAND VALUE - MARKET				60,000		
TOTAL MARKET VALUE				363,064		
SOH/AGL Deduction				0		
ASSESSED VALUE				363,064		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				363,064		
TOTAL JUST VALUE				363,064		
NCON VALUE				303,064		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				55,000		
PU SFD; XFOBS; MM KEYED BY EB 11/22/23						
2023 TRIM RETURNED COA						
5-YR PRCL CHECK, NO CHANGE						
CREATED FROM PRCL 09932-003						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
22000269	SFD-CO	0	10/03/2022			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1307/0172	3/31/2023	WD	Q	I	01	433,700
GRANTOR: SOUTHERN COASTAL HOME						
GRANTEE: MCBRIDE ALAN J & DE						
1200/0274	3/24/2021	WD	Q	V	05	2,000,000
GRANTOR: PALMETTO OF WAKULLA,						
GRANTEE: SOUTHERN COASTAL HO						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2023;ORIG=24,10] E13 S14 E18 N10 E11 N7 E24 S30 W24 S11 W42 N38 \$						
FOP=[YR=2023;ORIG=37,14] E18 S10 W18 N10 \$						
FGR=[YR=2023;ORIG=66,37] E24 S22 W24 N22 \$						
FOP=[YR=2023;ORIG=36,48] E20 S7 W10 S2 W10 N9 \$						
FUS=[YR=2023;ORIG=100,59] E15 N22 W6 N4 W3 S4 W6 S22 \$						

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000								