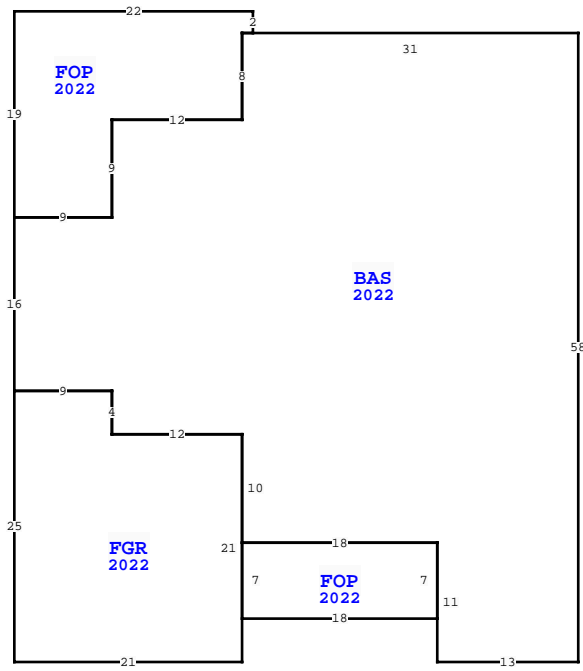




ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	90	
Exterior Wall	11	AVERAGE		10	
Roof Structur	03	GABLE/HIP		100	
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL		100	
Interior Floo	07	VYL	PLANK	60	
Interior Floo	14	CARPET		40	
Heating Type	04	AIR	DUCTED	100	
Air Condition	03	CENTRAL		100	
Bedrooms		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	2,092	100	2022	2,092	226,452
FGR	477	50	2022	238	25,763
FOP	126	30	2022	38	4,113
FOP	293	30	2022	88	9,526
TOTALS	2,988			2,456	265,854

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: 2092				HX Base Yr 2023				



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			265,854
TOTAL MARKET OB/XF VALUE			10,638
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			336,492
SOH/AGL Deduction			13,607
ASSESSED VALUE			322,885
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			272,885
TOTAL JUST VALUE			336,492
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			331,837
COA PER NCOA REPORT			
CORRECT NAME SPELLING ON SALE SCRIN			
22 PORT FROM 10526-014 MCGINNIS			
MM PU NEW SFD & XFOPS 0210,0211,0955			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000270	SFD-CO	0	08/19/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1296/0207	12/29/2022	WD Q	Q	I	01	437,600
GRANTOR: SOUTHERN COASTAL HOME						
GRANTEE: MCGINNIS ELIZABETH						
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	SF	6.00	6.00	100	2022	2022	3	97	5,244	
2	0211	CONCRETE W	0	100	18	4	SF	6.00	6.00	100	2022	2022	3	97	419	
3	0955	PRIVACY FE	0	100	0	0	LF	15.00	15.00	100	2022	2022	3	99	4,975	

BUILDING NOTES			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE	10/06/2021	JS	
LAND DATE			
AG DATE			

BUILDING DIMENSIONS	
BAS=[YR=2022] W31 S8 W12 S9 W9 FOP=[YR=2022] E9 N9 E12 N8 E1 N2 W22 S19\$ S16 E9 S4 E12 FGR=[YR=2022] W12 N4 W9 S25 E21 N21\$ S10 E18 FOP=[YR=2022] W18 S7 E18 N7\$ S11 E13 N58\$.	

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	DPHT 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								