

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	50
Interior Floor	14	CARPET	50
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
BAS	2,019	100	2023
FGR	528	50	2023
FOP	160	30	2023
FOP	180	30	2023
FST	30	55	2023
FUS	330	100	2023
TOTALS	3,247		

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: 2349				HX Base Yr 2024					
BLD DATE		LGL DATE										
XF DATE		LAND DATE	10/06/2021	JS								
INC DATE		AG DATE										

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			297,843
TOTAL MARKET OB/XF VALUE			6,432
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			364,275
SOH/AGL Deduction			0
ASSESSED VALUE			364,275
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			314,275
TOTAL JUST VALUE			364,275
NCON VALUE			304,275
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			55,000
COA ADDRESS TO HX ADDRESS PER HX APP			
FR PU NCON SFD; XFOBS; 12-01-2023			
5-YR PRCL CHECK, NO CHANGE			
CREATED FROM PRCL 000-09932-003			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OBN23-00012	SFD-CO		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1340/0792	12/14/2023	WD Q	Q	I	01	445,400
GRANTOR: SOUTHERN COASTAL HOME						
GRANTEE: LAMBERT CHASE CHRIS						
1200/0274	3/24/2021	WD Q	Q	V	05	2,000,000
GRANTOR: PALMETTO OF WAKULLA C						
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
1	0210	CONCRETE D	0	100	0	0	872.00	SF	6.00	6.00	100	2024
2	0211	CONCRETE W	0	100	0	0	200.00	SF	6.00	6.00	100	2024

TOTAL OB/XF												
6,432												
BLD DATE		LGL DATE										
XF DATE		LAND DATE	10/06/2021	JS								
INC DATE		AG DATE										

BUILDING NOTES												
BAS=[YR=2023;ORIG=10,10] S27 E10 S3 E14 S11 E10 E20 E12 N38												
W13 S3 S10 W18 N10 W11 N6 W24 \$												
FOP=[YR=2023;ORIG=45,16] E18 S10 W18 N10 \$												
FST=[YR=2023;ORIG=10,37] E10 S3 W10 N3 \$												
FGR=[YR=2023;ORIG=10,40] E24 S22 W24 N22 \$												
FOP=[YR=2023;ORIG=44,51] S7 E10 S2 E10 N9 W20 \$												
FUS=[YR=2023;ORIG=-13,43] S22 E15 N22 W15 \$												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00

BUILDING DIMENSIONS												
BAS=[YR=2023;ORIG=10,10] S27 E10 S3 E14 S11 E10 E20 E12 N38												
W13 S3 S10 W18 N10 W11 N6 W24 \$												
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