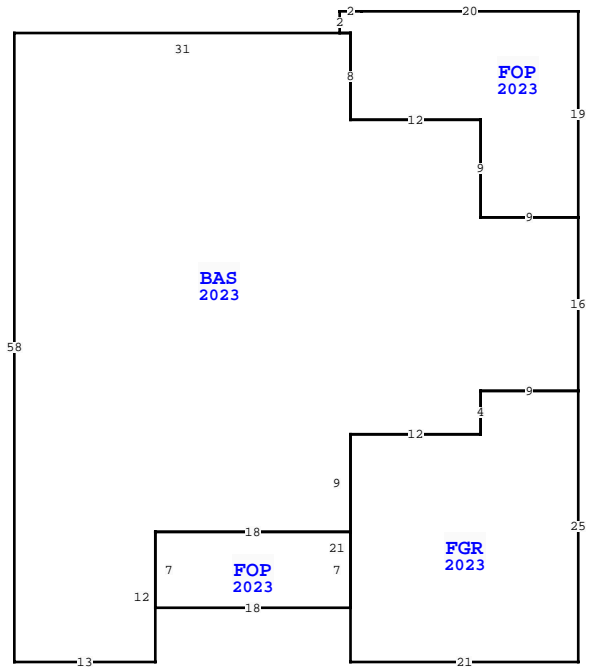




ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	100	
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL	100		
Interior Floo	07	VYL	PLANK	70	
Interior Floo	14	CARPET	30		
Ceiling	09	9 FT	100		
Heating Type	13	HEAT PUMP	100		
Air Condition	13	HEAT PUMP	100		
Bedrooms		3	100		
Bathrooms		2.5	100		
Stories	1.	1.	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	2,074	100	2023	2,074	223,038
FGR	477	50	2023	238	25,595
FOP	126	30	2023	38	4,087
FOP	293	30	2023	88	9,464
TOTALS	2,970			2,438	262,183

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: 2074						HX Base Yr 2024					



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		262,183	
TOTAL MARKET OB/XF VALUE		7,586	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		329,769	
SOH/AGL Deduction		47,976	
ASSESSED VALUE		281,793	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		231,793	
TOTAL JUST VALUE		329,769	
NCON VALUE		269,769	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		55,000	
COA PER HX APP			
MM PU NCON 01-23-2023			
5-YR PRCL CHECK, NO CHANGE			
CREATED FROM PRCL 000-09932-003			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000203	SFD-CO	0	08/03/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1315/0051	6/01/2023	WD Q	Q	I	01	414,700
GRANTOR: SOUTHERN COASTAL HOME						
GRANTEE: HALL ANTONIO MARTEZ						
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	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0130	FIRE PLACE	0	100	0	1.00	UT	1,300.00	1,300.00	100	2024	2023	AV	98	1,274	
2	0210	CONCRETE D	0	100	61	976.00	SF	6.00	6.00	100	2024	2023	AV	100	5,856	
3	0211	CONCRETE W	0	100	19	76.00	SF	6.00	6.00	100	2024	2023	AV	100	456	

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

BUILDING DIMENSIONS			
BAS=[YR=2023;ORIG=10,10] E31 S8 E12 S9 E9 S16 W9 S4 W12 S9 W18 S12 W13 N58 \$			
FOP=[YR=2023;ORIG=23,56] E18 S7 W18 N7 \$			
FGR=[YR=2023;ORIG=41,68] N21 E12 N4 E9 S25 W21 \$			
FOP=[YR=2023;ORIG=40,8] E2 E20 S19 W9 N9 W12 N8 W1 N2 \$			

LAND DESCRIPTION																								
TOTAL OB/XF 7,586																								
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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							