

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	02	WOOD FRAME	100
Exterior Wall	06	BD/BATTEN	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	80
Interior Floo	11	CLAY TILE	20
Heating Type	04	AIR DUCTED	100
Air Condition	03	CENTRAL	100
Bedrooms		3	100
Bathrooms		2	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	418.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
	TOT ADJ AREA		SUBAREA MARKET VALUE
BAS	1,824	100	2022
			1,824
FGR	504	50	2022
			252
FOP	147	30	2022
			44
FOP	198	30	2022
			59
PTO	88	5	2022
			4
TOTALS	2,761		2,183
			227,701

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: 1824						HX Base Yr 2023					
BLD DATE						LGL DATE					
XF DATE						LAND DATE	10/22/2021	PB			
INC DATE						AG DATE					

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			227,701
TOTAL MARKET OB/XF VALUE			8,987
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			296,688
SOH/AGL Deduction			0
ASSESSED VALUE			296,688
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			246,688
TOTAL JUST VALUE			296,688
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			291,992
MM PU NEW SFD XFOB 0210 0211 0955			
LOT 44 NEW SUB FROM 09932-004			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000167	SFD-CO	0	03/03/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1275/0214	7/21/2022	WD Q	Q	I	01	352,900
GRANTOR: PRECISION HOME BUILDE						
GRANTEE: COLVIN DONNA & TIMO						
1253/0556	2/28/2022	CD U	V	11		100
GRANTOR: PALMETTO II OF WAKULL						
GRANTEE: PRECISION HOME BUIL						

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	54	16			864.00	100	2022	2022	3	97	5,028				
2	0211	CONCRETE W	0	100	0	0			124.00	SF	6.00	6.00	100	2022	2022	3	97	722	
3	0955	PRIVACY FE	0	100	0	0			218.00	LF	15.00	15.00	100	2022	2022	3	99	3,237	
TOTALS															8,987				

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							