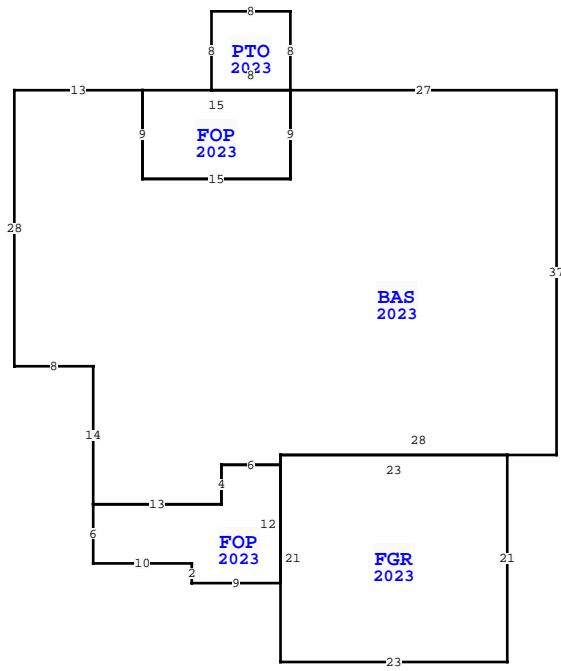


ELEMENT	CD	CONSTRUCTION
Foundation	02	CONCR SLAB 100
Frame	02	WOOD FRAME 100
Exterior Wall	05	HARDIE BRD 90
Exterior Wall	11	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	VYL PLANK 70
Interior Floo	14	CARPET 30
Ceiling	08	8 FT 100
Heating Type	13	HEAT PUMP 100
Air Condition	13	HEAT PUMP 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Units		0 100
Condition Adj	12	AVERAGE 100

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: 1899				HX Base Yr 2024				



QUALITY	CD	CONSTRUCTION			
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	1	MKT AREA			
NEIGHBORHOOD/LOC	418.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,899	100	2023	1,899	203,497
FGR	483	50	2023	242	25,933
FOP	135	30	2023	40	4,286
FOP	156	30	2023	47	5,037
PTO	64	5	2023	3	321
TOTALS	2,737			2,231	239,074

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	901.00	SF	6.00	6.00	100	2024	2023	AV	100	5,406	
2	0211	CONCRETE W	0	100	0	0	90.00	SF	6.00	6.00	100	2024	2023	AV	100	540	
3	0955	PRIVACY FE	0	100	105	0	105.00	LF	15.00	15.00	100	2024	2023	AV	100	1,575	

LAND DESCRIPTION																								
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							

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		239,074	
TOTAL MARKET OB/XF VALUE		7,521	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		306,595	
SOH/AGL Deduction		0	
ASSESSED VALUE		306,595	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		256,595	
TOTAL JUST VALUE		306,595	
NCON VALUE		246,595	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		55,000	
MM PU NCON 02-09-2023 R011/23			
5 YR CK, VCNT PRCL			
LOT 59 NEW SUB FROM 09932-004			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24-000653	GENERATOR-CC		07/11/2024
22000328	SFD-CO	0	04/28/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1313/0863	5/15/2023	WD Q	Q	I	01	359,000
GRANTOR: RIGSBY SHANNON R						
GRANTEE: KOVARIK ANGIE JO						
1301/0194	2/14/2023	WD Q	Q	I	01	351,500
GRANTOR: PRECISION HOME BUILDE						
GRANTEE: RIGSBY SHANNON R TR						

BUILDING NOTES												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												
10/22/2021 PB												

BUILDING DIMENSIONS												
BAS=[YR=2023;ORIG=50,-30] W27 S9 W15 N9 W13 S28 E8 S14 E13 N4 E6 N1 E28 N37 \$												
PTO=[YR=2023;ORIG=15,-38] E8 S8 W8 N8 \$												
FOP=[YR=2023;ORIG=8,-30] E15 S9 W15 N9 \$												
FGR=[YR=2023;ORIG=22,7] E23 S21 W23 N21 \$												
FOP=[YR=2023;ORIG=3,12] S6 E10 S2 E9 N12 W6 S4 W13 \$												

TOTAL OB/XF												
7,521												
REVIEW DATE 02/09/2023 BY MMRO												
Total Acres: 0.36 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000												