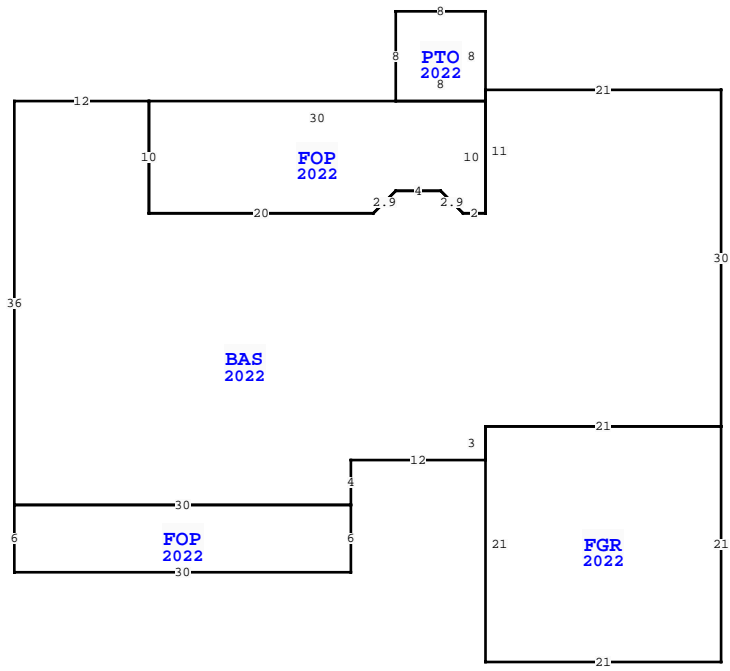




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	05	WOOD FRAME	100
Exterior Wall	02	HARDIE BRD	90
Exterior Wall	11	AVERAGE	10
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	07	VYL PLANK	70
Interior Floo	14	CARPET	30
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
BAS	1,806	100	2022
FGR	441	50	2022
FOP	180	30	2022
FOP	288	30	2022
PTO	64	5	2022
TOTALS	2,779		

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: 1806				HX Base Yr 2023					



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			228,065
TOTAL MARKET OB/XF VALUE			16,087
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			304,152
SOH/AGL Deduction			56,219
ASSESSED VALUE			247,933
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			197,933
TOTAL JUST VALUE			304,152
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			299,671
22 PORT FROM 09960-B12 TRAN			
MM 5 YR CK ADD XFOB4-6			
MM PU NEW SFD XFOB 0210X2 0211			
LOT 63 NEW SUB FROM 09932-004			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000898	SHED-CC	0	09/15/2022
22000145	SFD-CO	0	02/16/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1268/0013	5/31/2022	WD Q	Q	V	01	349,500
GRANTOR: PRECISION HOME BUILDE						
GRANTEE: TRAN DUC QUANG & AND						
1253/0556	2/28/2022	CD U	V	11		100
GRANTOR: PALMETTO OF WAKULLA C						
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	48	16			6.00	100	2022	2022	3	97	4,470	
2	0210	CONCRETE D	0	100	0	0			6.00	100	2022	2022	3	97	1,921	
3	0211	CONCRETE W	0	100	0	0			6.00	100	2022	2022	3	97	1,187	
4	0955	PRIVACY FE	0	100	0	0			15.00	100	2022	2022	3	99	4,039	
5	0210	CONCRETE D	0	100	25	12			6.00	100	2022	2022	3	97	1,746	
6	0625	PORT WD UT	0	100	36	13			6.00	100	2022	2022	3	97	2,724	
TOTALS													16,087			

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								