



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
10	LAMINATED 80				
14	CARPET 20				
09	9 FT 100				
13	HEAT PUMP 100				
13	HEAT PUMP 100				
4	100				
3	100				
1.	1. 100				
0	100				
12	AVERAGE 100				
03	AVERAGE				
0100	SINGLE FAMILY				
1	MKT AREA	10			
429.00	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,272	100	2023	2,272	245,830
FGR	550	50	2023	275	29,755
FOP	170	30	2023	51	5,518
FOP	195	30	2023	58	6,276
TOTALS	3,187			2,656	287,379

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,656	113.9000	108.20	287,379	2023	2023	0	0	0.00	100.00

1 SINGLE FAM 0% - 2024 Heated Area: 2272 HX Base Yr

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		287,379	
TOTAL MARKET OB/XF VALUE		6,702	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		344,081	
SOH/AGL Deduction		0	
ASSESSED VALUE		344,081	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		344,081	
TOTAL JUST VALUE		344,081	
NCON VALUE		294,081	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		50,000	
FR PU NCON & XFOPS 12/28/2023			
5YR PRCL CK NC			
LOT 92 SUMMERFIELD PH 1 S/O FROM 09932-000			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OBN23-00017	SFD-CO	0	05/12/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1366/0414	6/25/2024	WD	Q	I	01	368,900
GRANTOR: D.R. HORTON, INC						
GRANTEE: GUMAGAY GILES IRVIN						
1306/0370	3/27/2023	WD	Q	V	05	1,024,000
GRANTOR: PRECISION HOME BUILDE						
GRANTEE: D.R. HORTON, INC						

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	0	0	0	1,089.00	SF	6.00	6.00	100	2024	2023	AV	100	6,534	
2	0211	CONCRETE W	0	0	7	4	28.00	SF	6.00	6.00	100	2024	2023	AV	100	168	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	
BAS=[YR=2023;ORIG=30,10] E15 S13 E15 N13 E17 S46 W28 S11 W7 S8 W12 N65 \$	
FOP=[YR=2023;ORIG=45,10] E15 S13 W15 N13 \$	
FGR=[YR=2023;ORIG=49,56] E28 S19 W10 S1 W18 N20 \$	
FOP=[YR=2023;ORIG=30,75] E12 N8 E7 S14 W19 N6 \$	

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	DPTH 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	0			77.00	143.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							