



BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
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	90		
Interior Floo	11	CLAY TILE	10		
Ceiling	08	8 FT	100		
Heating Type	13	HEAT PUMP	100		
Air Condition	13	HEAT PUMP	100		
Bedrooms		4	100		
Bathrooms		2	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	429.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,856	100	2023	1,856	202,415
FGR	420	50	2023	210	22,903
FOP	142	30	2023	43	4,690
FOP	148	30	2023	44	4,799
TOTALS	2,566			2,153	234,806

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,153	114.8000	109.06	234,806	2023	2023	0	0	0.00	100.00

1 SINGLE FAM 0% - 2024 Heated Area: 1856 HX Base Yr

WAKULLA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			234,806
TOTAL MARKET OB/XF VALUE			5,118
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			299,924
SOH/AGL Deduction			29,750
ASSESSED VALUE			270,174
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			270,174
TOTAL JUST VALUE			299,924
NCON VALUE			239,924
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			50,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23-000841	SFD-CO	0	07/26/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1344/0632	1/18/2023	WD	Q	I	01	372,000
GRANTOR: CAJER POSEY LLC						
GRANTEE: MAXWELL JOHN L & NI						
1205/0841	4/27/2021	PR	U	V	19	1,540,400
GRANTOR: CARTER DONNA J PER RE						
GRANTEE: CAJER POSEY, LLC						

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	45	17	765.00	SF	6.00	6.00	100	2024	2023	AV	100	4,590	
2	0211	CONCRETE W	0	0	22	4	88.00	SF	6.00	6.00	100	2024	2023	AV	100	528	

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2023;ORIG=30,10] E15 S9 E11 S9 D3R3 E9 N4 E1 E11 S36 W11 W1 N2 W17 N8 W21 N43 \$	
FGR=[YR=2023;ORIG=30,53] E21 S8 S8 S4 W21 N20 \$	
FOP=[YR=2023;ORIG=51,61] E17 S2 E1 S6 W18 N8 \$	
FOP=[YR=2023;ORIG=56,19] E13 S8 W1 S4 W9 U3L3 N9 \$	

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							