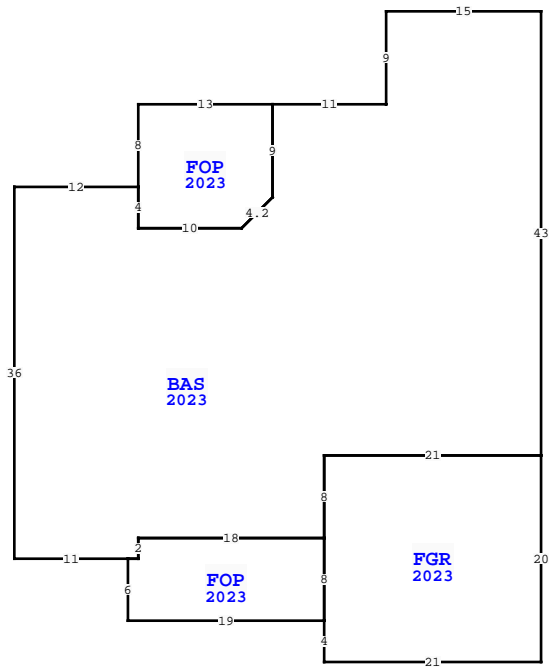


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR SLAB	100
Frame	02	WOOD FRAME	100
Exterior Wall	05	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	07	VYL PLANK	90
Interior Floo	14	CARPET	10
Ceiling	09	9 FT	100
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
BAS	1,886	100	2023
FGR	420	50	2023
FOP	150	30	2023
FOP	152	30	2023
TOTALS	2,608		

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: 1886			HX Base Yr 2024					



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			236,021
TOTAL MARKET OB/XF VALUE			12,726
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			308,747
SOH/AGL Deduction			138,017
ASSESSED VALUE			170,730
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			120,730
TOTAL JUST VALUE			308,747
NCON VALUE			248,747
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			50,000
FR PU NCON & XFOBS 01-02-2024			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23-000842	SFD-CO	0	07/26/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1342/0191	12/18/2023	WD	Q	I	01	372,000
GRANTOR: CAJER POSEY LLC						
GRANTEE: HAZELTON DONALD VIN						
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	100	0	1,013.00	SF	6.00	6.00	100	2024	2023	AV	100	6,078	
2	0211	CONCRETE W	0	100	22	88.00	SF	6.00	6.00	100	2024	2023	AV	100	528	
3	0955	PRIVACY FE	0	100	0	408.00	LF	15.00	15.00	100	2024	2023	AV	100	6,120	
TOTALS															12,726	

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							