



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
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	09	9 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			
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	1	MKT AREA 10			
NEIGHBORHOOD/LOC	000	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,856	100	2023	1,856	201,190
FGR	420	50	2023	210	22,764
FOP	148	30	2023	44	4,770
FOP	160	30	2023	48	5,203
TOTALS	2,584			2,158	233,927

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	0%	2024		233,927	2023	2023	0	0	0.00	100.00	

Heated Area: 1856 HX Base Yr

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			233,927
TOTAL MARKET OB/XF VALUE			8,946
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			292,873
SOH/AGL Deduction			19,750
ASSESSED VALUE			273,123
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			273,123
TOTAL JUST VALUE			292,873
NCON VALUE			242,873
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			50,000
PU SFD, XFOB			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000972	SFD-CO	0	10/17/2022
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD SALE PRICE
1205/0841	4/27/2021	PR U V	19 1,540,400
GRANTOR: CARTER DONNA J PER RE			
GRANTEE: CAJER POSEY, LLC			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=2023;ORIG=110,20] W11 W1 S4 W9 U3L3 N9 W11 N9 W15 S43 E21 S8 E17 S2 E1 E11 N36 \$			
FGR=[YR=2023;ORIG=81,46] W21 S20 E21 N3 N9 N8 \$			
POP=[YR=2023;ORIG=98,54] W17 S9 E18 N7 W1 N2 \$			
POP=[YR=2023;ORIG=99,12] W13 S9 D3R3 E9 N4 E1 N8 \$			

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	913.00	SF	6.00	6.00	100	2024	2023		100	5,478	
2	0211	CONCRETE W	0	0	22	4	88.00	SF	6.00	6.00	100	2024	2023		100	528	
3	0955	PRIVACY FE	0	0	0	0	196.00	LF	15.00	15.00	100	2024	2023		100	2,940	

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	50,000.00	50,000.00	50,000								