

ELEMENT		CD	CONSTRUCTION		
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	80	
Exterior Wall	11	AVERAGE		20	
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		4		100	
Bathrooms		3		100	
Story Height		0		100	
Stories	1.	1.		100	
Units		0		100	
Quality	03	AVERAGE			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM	2	MKT AREA	10		
NEIGHBORHOOD/LOC	402.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2021	2,280	239,215
FGR	550	50	2024	275	28,853
FOP	162	30	2021	49	5,141
FOP	195	30	2021	58	6,085
TOTALS	3,187			2,662	279,294

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: 2280				HX Base Yr 2023				

WAKULLA COUNTY PROPERTY				
VALUATION SUMMARY			PAGE 1 of 1	
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			279,294	
TOTAL MARKET OB/XF VALUE			7,270	
TOTAL LAND VALUE - MARKET			60,000	
TOTAL MARKET VALUE			346,564	
SOH/AGL Deduction			6,913	
ASSESSED VALUE			339,651	
TOTAL EXEMPTION VALUE	HX HB		50,000	
BASE TAXABLE VALUE			289,651	
TOTAL JUST VALUE			346,564	
NCON VALUE			36,023	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			350,618	
WAS MODEL HOME GARAGE WAS CONVERTED FROM OFFICE BA				
SUBDIVISION FILLS UP; SHOW MODEL				
PROBABLY TO BE REMODELED TO FGR AS				
HOUSES AND NOT FGR IS BAS AS OF THIS TIME				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
21000223	SFD-CO	0	03/17/2021	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD	SALE PRICE
1294/0528	12/14/2022	WD Q	Q I 01	394,900
GRANTOR: D.R. HORTON, INC				
GRANTEE: THOMAS AMANDA LEE				
1194/0522	2/22/2021	WD Q	V 05	2,665,000
GRANTOR: PITMANS CUSTOM CONSTR				
GRANTEE: D.R. HORTON, INC				
BUILDING NOTES				
BUILDING DIMENSIONS				
BAS=[YR=2021;ORIG=0,0] W17 S13 W15 N13 W15 S65 E13 N8 E6 N11 E18 E10 N46 \$				
FOP=[YR=2021;ORIG=-32,0] S13 E15 N13 W15 \$				
FOP=[YR=2021;ORIG=-28,57] W6 S8 W13 S6 E19 N14 \$				
FGR=[YR=2024;ORIG=-28,46] S20 E18 N1 E10 N19 W28 \$				

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	
2	0211	CONCRETE W	0	100	0	0			18.00	6.00	100	2021	2021	3	93	100	
3	0211	CONCRETE W	0	100	0	0			1,232.00	SF 6.00	100	2024	2022		97	7,170	

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								