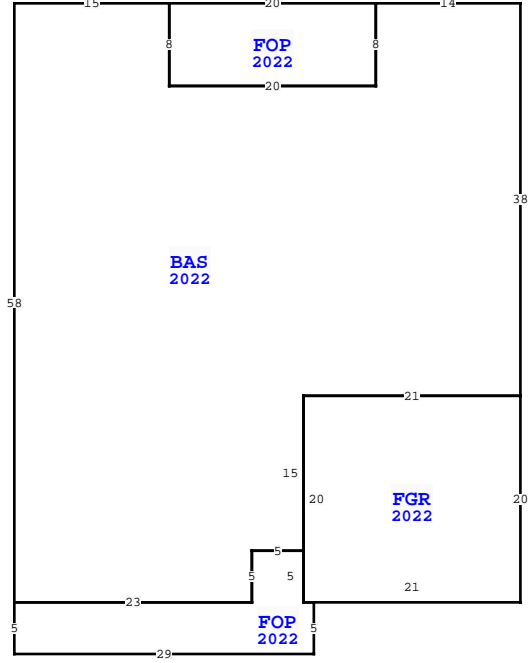




ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	50	
Exterior Wall	11	AVERAGE		50	
Roof Structur	03	GABLE/HIP		100	
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL		100	
Interior Floor	07	VYL	PLANK	60	
Interior Floor	14	CARPET		40	
Heating Type	04	AIR	DUCTED	100	
Air Condition	03	CENTRAL		100	
Bedrooms		4		100	
Bathrooms		2.5		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	2,237	100	2022	2,237	235,016
FGR	420	50	2022	210	22,062
FOP	160	30	2022	48	5,043
FOP	170	30	2022	51	5,358
TOTALS	2,987			2,546	267,480

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: 2237						HX Base Yr 2024					



WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE				267,480		
TOTAL MARKET OB/XF VALUE				5,680		
TOTAL LAND VALUE - MARKET				60,000		
TOTAL MARKET VALUE				333,160		
SOH/AGL Deduction				153,420		
ASSESSED VALUE				179,740		
TOTAL EXEMPTION VALUE				50,000		
BASE TAXABLE VALUE				129,740		
TOTAL JUST VALUE				333,160		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				313,323		
MM PU NEW SFD & XFOS 0210,0211						
5YR CHK NO CHANGE						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
22000086	SFD-CO	0	02/02/2022			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1309/0452	3/27/2023	WD	Q	I	02	369,900
GRANTOR: D.R. HORTON, INC						
GRANTEE: SALES FREDRICKA ELA						
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=2022] W14 S8 W20 FOP=[YR=2022] E20 N8 W20 S8\$ N8 W15 S58 E23 N5 E5 N15 E21 FGR=[YR=2022] W21 S20 FOP=[YR=2022] N5 W5 S5 W23 S5 E29 N5 W1\$ E21 N20\$ N38\$.						

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	59	16		944.00	SF	6.00	100	2022	2022	3	97	5,494
2	0211	CONCRETE W	0	100	0	0		32.00	SF	6.00	100	2022	2022	3	97	186

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							