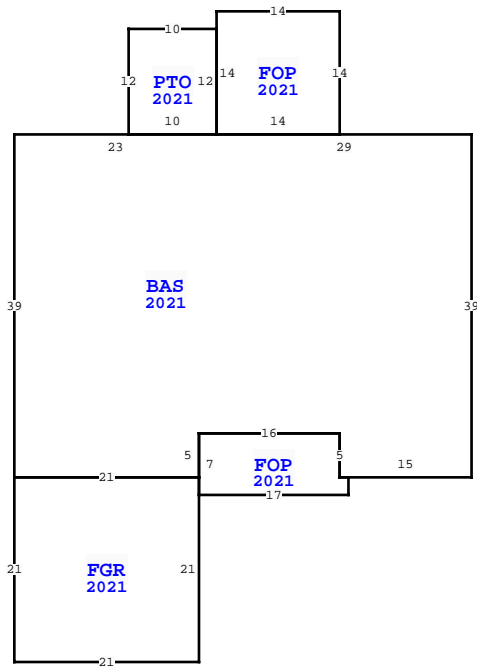




ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
07	VYL PLANK 80				
14	CARPET 20				
04	AIR DUCTED 100				
03	CENTRAL 100				
	4 100				
	2 100				
	0 100				
1.	1. 100				
	0 100				
03	AVERAGE				
0100	SINGLE FAMILY				
2	MKT AREA	10			
402.00	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,948	100	2021	1,948	204,210
FGR	441	50	2021	220	23,062
FOP	114	30	2021	34	3,564
FOP	196	30	2021	59	6,185
PTO	120	5	2021	6	629
TOTALS	2,819			2,267	237,651

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,267	112.6000	106.97	242,501	2021	2021	0	0	2.00	98.00		
1 SINGLE FAM 100% - 2023 Heated Area: 1948 HX Base Yr 2023													



WAKULLA COUNTY PROPERTY				
VALUATION SUMMARY			PAGE 1 of 1	
VALUATION BY		STANDARD		
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE		237,651		
TOTAL MARKET OB/XF VALUE		10,859		
TOTAL LAND VALUE - MARKET		60,000		
TOTAL MARKET VALUE		308,510		
SOH/AGL Deduction		8,430		
ASSESSED VALUE		300,080		
TOTAL EXEMPTION VALUE		HX HB 50,000		
BASE TAXABLE VALUE		250,080		
TOTAL JUST VALUE		308,510		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		291,340		
PU NEW SFD; XFOB'S CO 7-26-2021 MMLB				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
21000236	SFD-CO	0	03/23/2021	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD	SALE PRICE
1293/0582	11/28/2022	WD Q	I 01	357,000
GRANTOR: BAKER SCOT & DEANNE				
GRANTEE: CALDERON GABRIELA &				
1222/0270	7/30/2021	WD Q	I 01	333,800
GRANTOR: HARTSFIELD CONSTRUCTI				
GRANTEE: BAKER SCOT & DEANNE				
BUILDING NOTES				
BUILDING DIMENSIONS				
BAS=[YR=2021] W29 FOP=[YR=2021] E14 N14 W14 S14\$				
PTO=[YR=2021] N12 W10 S12 E10\$ W23 S39 FGR=[YR=2021] S21 E21				
N21 W21\$ E21 N5 E16 FOP=[YR=2021] W16 S7 E17 N2 W1 N5\$ S5				
E15 N39\$.				

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	53 17	901.00	SF	6.00	6.00	100	2021	2021	3	93	5,028	
2	0211	CONCRETE W	0 100	34 4	136.00	SF	6.00	6.00	100	2021	2021	3	93	759	
3	0955	PRIVACY FE	0 100	0 0	345.00	LF	15.00	15.00	100	2021	2021	3	98	5,072	

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							