

ELEMENT		CD	CONSTRUCTION		
Foundation	02		CONCR	SLAB 100	
Frame	02		WOOD	FRAME 100	
Exterior Wall	05		HARDIE BRD	90	
Exterior Wall	11		AVERAGE	10	
Roof Structur	03		GABLE/HIP	100	
Roof Cover	03		COMP SHNGL	100	
Interior Wall	05		DRYWALL	100	
Interior Floo	07		VYL PLANK	60	
Interior Floo	14		CARPET	40	
Heating Type	04		AIR DUCTED	100	
Air Condition	03		CENTRAL	100	
Bedrooms			4	100	
Bathrooms			3	100	
Story Height			0	100	
Stories	1.5		1.5	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	2,020	100	2022	2,020	214,859
FGR	528	50	2022	264	28,080
FOP	153	30	2022	46	4,893
FOP	180	30	2022	54	5,744
FUS	330	100	2022	330	35,100
TOTALS	3,211			2,714	288,676

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: 2350						HX Base Yr 2023					
BLD DATE: _____ LGL DATE: 04/21/2021 TBNM XF DATE: _____ LAND DATE: _____ INC DATE: _____ AG DATE: _____											

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VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				288,676	
TOTAL MARKET OB/XF VALUE				5,634	
TOTAL LAND VALUE - MARKET				60,000	
TOTAL MARKET VALUE				354,310	
SOH/AGL Deduction				9,778	
ASSESSED VALUE				344,532	
TOTAL EXEMPTION VALUE				HX HB 50,000	
BASE TAXABLE VALUE				294,532	
TOTAL JUST VALUE				354,310	
INCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				334,497	
MM P/U NEW SFD, XFOB, C/O 6/06/2022					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
B23-000249	INSTALL SHED	0	03/29/2023		
OBN21-00030	SFD-CO	0	11/10/2021		
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V / I /	RSN CD	SALE PRICE
1281/0838	8/31/2022	WD Q	Q I	01	433,700
GRANTOR: SOUTHERN COASTAL HOME					
GRANTEE: STRENK ANDREW JOHN					
1189/0658	1/14/2021	WD Q	V	05	495,000
GRANTOR: CHADWICK ESTATES OF W					
GRANTEE: SOUTHERN COASTAL CO					
BUILDING NOTES					
BUILDING DIMENSIONS					
BAS=[YR=2022] W24 S7 W11 S10 W18 FOP=[YR=2022] E18 N10 W18 S10\$ N14 W13 S38 E31 FOP=[YR=2022] W19 S9 E10 N2 E9 N7\$ E11 N11 E24 FGR=[YR=2022] W24 S22 E24 PTR= E10 FUS=[YR=2022] E15 N22 W15 S22\$ W10\$ N22\$ N30\$.					

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	52	16		6.00	100	2022	2022	3	97	4,842	
2	0211	CONCRETE W	0	100	34	4		6.00	100	2022	2022	3	97	792	
TOTALS												5,634			

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							