

ELEMENT		CD	CONSTRUCTION		
Foundation	02		CONCR SLAB 100		
Frame	05		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 100		
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		
Condition Adj	12		AVERAGE 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	1,854	100	2023	1,854	197,618
FGR	484	50	2023	242	25,795
FOP	120	30	2023	36	3,837
FOP	152	30	2023	46	4,903
TOTALS	2,610			2,178	232,153

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: 1854					HX Base Yr 2024	

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		232,153	
TOTAL MARKET OB/XF VALUE		9,942	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		302,095	
SOH/AGL Deduction		49,051	
ASSESSED VALUE		253,044	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		203,044	
TOTAL JUST VALUE		302,095	
NCON VALUE		242,095	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		40,000	
FR PU NCON, & XF0B. 10-24-2023			
MOVED ADDRESS UP TO LINE 1			
KEYED IN ERROR ON WRONG PRCL			
DEL/MOVE BLDG & XF0BS TO 402-09946-007			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
23000123	SFD-CO	0	05/11/2023
20000880	SFD	0	09/23/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1330/0802	9/26/2023	WD Q	Q	I	01	349,900
GRANTOR: SOUTHERN COASTAL HOME						
GRANTEE: ARMSTRONGG JACOB OW						
1209/0845	5/14/2021	WD Q	Q	I	05	450,000
GRANTOR: CHADWICK ESTATES OF W						
GRANTEE: SOUTHERN COASTAL HO						

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
3	0210	CONCRETE D	0	100	0	0			752.00	6.00	100	2024	2023	AV	100	4,512
4	0211	CONCRETE W	0	100	20	5			100.00	SF 6.00	100	2024	2023	AV	100	600
5	0955	PRIVACY FE	0	100	0	0			322.00	LF 15.00	100	2024	2023	AV	100	4,830

BLD DATE		01/11/2021	MMJT	LGL DATE	01/11/2021	MMJT
XF DATE	01/11/2021	MMJT	LAND DATE	01/11/2021	MMJT	
INC DATE			AG DATE			

BUILDING NOTES	
BAS=[YR=2023;ORIG=-50,-10] S10 W1 S12 E1 S7 E22 S9 E20 N2 E12 N15 E2 N6 W2 N15 W13 W19 W22 \$	
FGR=[YR=2023;ORIG=-50,19] E22 S22 W22 N22 \$	
FOP=[YR=2023;ORIG=-28,28] E20 S6 W20 N6 \$	
FOP=[YR=2023;ORIG=-28,-10] E19 S8 W19 N8 \$	

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							