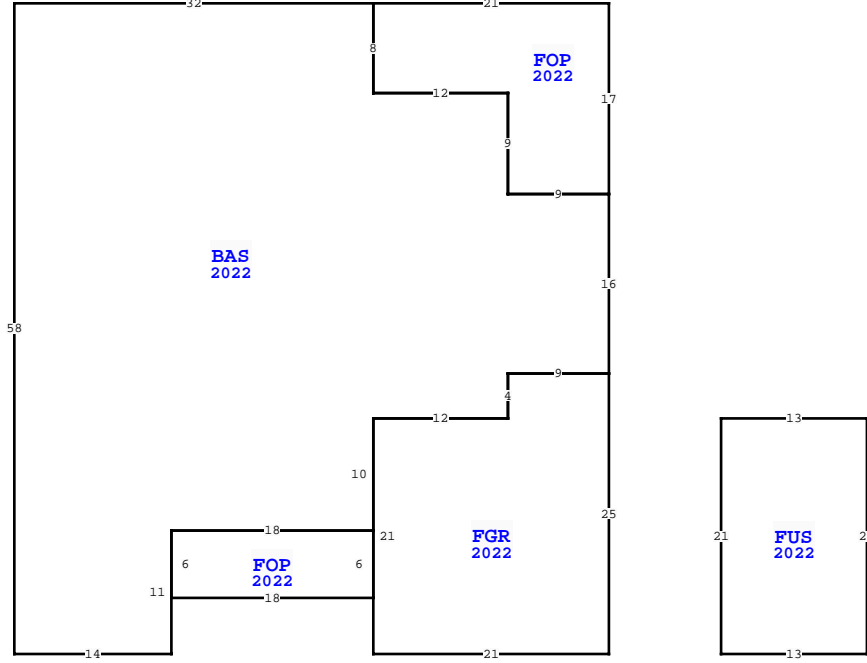




ELEMENT		CD	CONSTRUCTION
Foundation	02		CONCR SLAB 100
Frame	02		WOOD FRAME 100
Exterior Wall	05		HARDIE BRD 80
Exterior Wall	11		AVERAGE 20
Roof Structur	03		GABLE/HIP 100
Roof Cover	03		COMP SHNGL 100
Interior Wall	05		DRYWALL 100
Interior Floo	07		VYL PLANK 100
Heating Type	04		AIR DUCTED 100
Air Condition	03		CENTRAL 100
Bedrooms			4 100
Bathrooms			3.5 100
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/

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: 2423					HX Base Yr 2024						



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,150	100	2022	2,150	228,090
FGR	477	50	2022	238	25,249
FOP	108	30	2022	32	3,395
FOP	249	30	2022	75	7,957
FUS	273	100	2022	273	28,962
TOTALS	3,257			2,768	293,653

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	2022	2022	3	97	5,244	
2	0211	CONCRETE W	0	100	0	0	82.00	SF	6.00	6.00	100	2022	2022	3	97	477	

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			293,653
TOTAL MARKET OB/XF VALUE			5,721
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			359,374
SOH/AGL Deduction			0
ASSESSED VALUE			359,374
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			309,374
TOTAL JUST VALUE			359,374
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			339,656
NAME CLEAN UP, RMVD DUPLICATE.			
2023 TRIM RETURNED COA			
MM P/U NEW SFD, XFOBS, C/O 8/10/2022			
5 YR CHK NO CHANGE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OBN22-00003	SFD-CO	0	02/25/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1279/0526	8/17/2022	WD Q	Q	I	01	404,900
GRANTOR: SOUTHERN COASTAL HOME						
GRANTEE: LANKFORD TAYLOR & N						
1209/0845	5/15/2021	WD Q	Q	V	05	450,000
GRANTOR: CHADWICK ESTATES OF W						
GRANTEE: SOUTHERN COASTAL HO						

BUILDING NOTES	

BUILDING DIMENSIONS	
FOP=[YR=2022] W21 S8 E12 S9 E9 BAS=[YR=2022] W9 N9 W12 N8 W32 S58 E14 N11 FOP=[YR=2022] S6 E18 N6 W18 S E18 N10 E12 N4 E9 FGR=[YR=2022] W9 S4 W12 S21 E21 PTR= E10 FUS=[YR=2022] E13 N21 W13 S21S W10S N25S N16S N17S.	

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	DPHT 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							