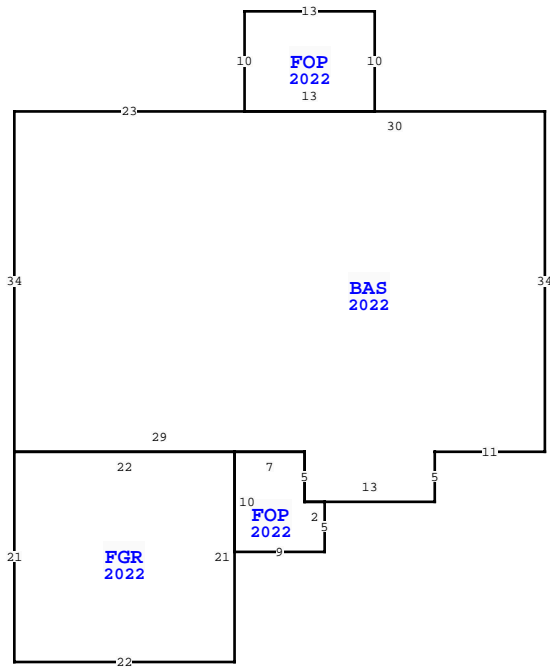




ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	100	
Roof Structur	03	GABLE	HIP	100	
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL		100	
Interior Floo	07	VYL	PLANK	70	
Interior Floo	14	CARPET		30	
Heating Type	04	AIR	DUCTED	100	
Air Condition	03	CENTRAL		100	
Bedrooms				3	100
Bathrooms				2	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	1,867	100	2022	1,867	196,477
FGR	462	50	2022	231	24,309
FOP	80	30	2022	24	2,525
FOP	130	30	2022	39	4,105
TOTALS	2,539			2,161	227,417

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: 1867					HX Base Yr 2024	



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			227,417
TOTAL MARKET OB/XF VALUE			5,738
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			293,155
SOH/AGL Deduction			42,691
ASSESSED VALUE			250,464
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			200,464
TOTAL JUST VALUE			293,155
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			273,343
2023 TRIM RETURNED COA			
MM P/U NEW SFD, XFOBS C/O 9/29/2022			
5 YR PRCL CK NC			
NEW SUBD CREATED FROM PARENT PRCL 09946-000			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OBN22-00003	SFD-CO	0	03/14/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1310/0432	4/27/2023	WD Q	Q	I	01	364,700
GRANTOR: SOUTHERN COASTAL HOME						
GRANTEE: CORBETT THOMAS & ST						
1209/0845	5/15/2021	WD Q	Q	V	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
1	0210	CONCRETE D	0	100	53	16	848.00	SF	6.00	6.00	100	2022	2022	3	97	4,935	
2	0211	CONCRETE W	0	100	0	0	138.00	SF	6.00	6.00	100	2022	2022	3	97	803	

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2022] W30 FOP=[YR=2022] E13 N10 W13 S10\$ W23 S34			
FGR=[YR=2022] S21 E22 N21 FOP=[YR=2022] S10 E9 N5 W2 N5 W7\$			
W22\$ E29 S5 E13 N5 E11 N34\$.			

LAND DESCRIPTION																								
TOTAL OB/XF 5,738																								
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							