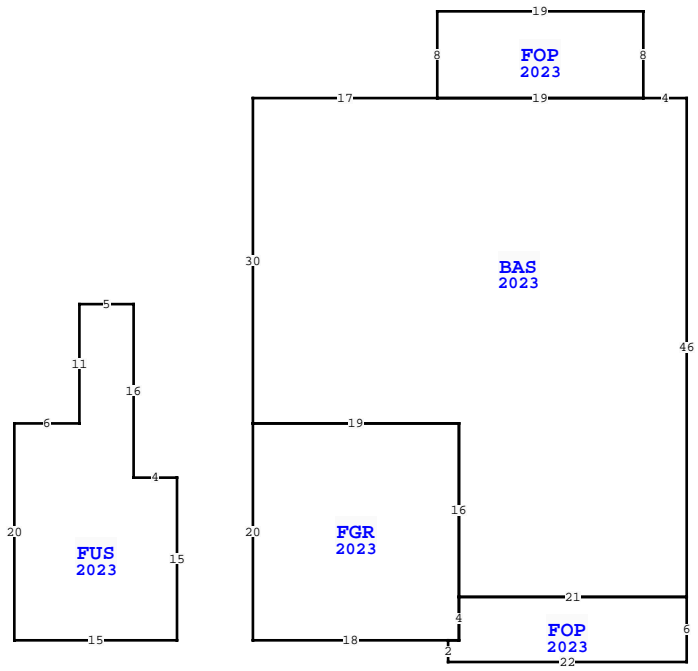




ELEMENT		CD	CONSTRUCTION		
Foundation	02		CONCR	SLAB 100	
Frame	02		WOOD	FRAME 100	
Exterior Wall	05		HARDIE BRD	100	
Roof Structur	03		GABLE/HIP	100	
Roof Cover	03		COMP SHNGL	100	
Interior Wall	05		DRYWALL	100	
Interior Floo	07		VYL PLANK	50	
Interior Floo	14		CARPET	50	
Ceiling	04		Cathedral/Vault	60	
Ceiling	06		Trey/Crown	20	
Heating Type	13		HEAT PUMP	100	
Air Condition	13		HEAT PUMP	100	
Bedrooms			3	100	
Bathrooms			3	100	
Stories	1.5		1.5	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	1,536	100	2023	1,536	168,253
FGR	380	50	2023	190	20,813
FOP	128	30	2023	38	4,163
FOP	152	30	2023	46	5,039
FUS	335	100	2023	335	36,696
TOTALS	2,531			2,145	234,963

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: 1871				HX Base Yr 2024				



WAKULLA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			234,963	
TOTAL MARKET OB/XF VALUE			6,057	
TOTAL LAND VALUE - MARKET			60,000	
TOTAL MARKET VALUE			301,020	
SOH/AGL Deduction			0	
ASSESSED VALUE			301,020	
TOTAL EXEMPTION VALUE	HX HB VX		55,000	
BASE TAXABLE VALUE			246,020	
TOTAL JUST VALUE			301,020	
NCON VALUE			308,845	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			40,000	
FR PU NCON & XFOBS 12-01-2023; LH 12/13/23				
5 YR PRCL CK NC				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
OBN23-00050	IN-GROUND POOL		11/01/2023	
23000125	SFD-CO	0	05/11/2023	

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1333/0156	10/05/2023	WD	Q	I	01	399,900
GRANTOR: SOUTHERN COASTAL HOME						
GRANTEE: NICHOLS FRED MARION						
1209/0845	5/15/2021	WD	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	50	18	900.00	SF	6.00	6.00	100	2024	2023	AV	100	5,400	
2	0211	CONCRETE W	0	100	11	7	77.00	SF	6.00	6.00	100	2024	2023	AV	100	462	
3	0955	PRIVACY FE	0	100	0	0	13.00	LF	15.00	15.00	100	2024	2023	AV	100	195	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2023;ORIG=33,10] S30 E19 S16 E21 N46 W4 W19 W17 \$	
FGR=[YR=2023;ORIG=33,40] S20 E18 E1 N4 N16 W19 \$	
FOP=[YR=2023;ORIG=50,2] E19 S8 W19 N8 \$	
POP=[YR=2023;ORIG=52,56] S4 W1 S2 E22 N6 W21 \$	
FUS=[YR=2023;ORIG=17,40] W6 S20 E15 N15 W4 N16 W5 S11 \$	

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							