



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 Floor	07	VYL PLANK	50
Interior Floor	14	CARPET	50
Ceiling	09	9 FT	100
Heating Type	13	HEAT PUMP	100
Air Condition	13	HEAT PUMP	100
Bedrooms		4	100
Bathrooms		3	100
Stories	1.5	1.5	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
BAS	2,098	100	2023
FGR	528	50	2023
FOP	180	30	2023
FOP	189	30	2023
FST	30	55	2023
FUS	330	100	2023
TOTALS	3,355		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,819	113.8000	108.11	304,762	2023	2023	0	0	0.00	100.00
2 SINGLE FAM 0% - 2024 Heated Area: 2428 HX Base Yr											
BLD DATE	09/23/2021	AK	LGL DATE	09/23/2021	AK						
XF DATE	09/23/2021	AK	LAND DATE	09/23/2021	AK						
INC DATE			AG DATE								

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	304,762		
TOTAL MARKET OB/XF VALUE	7,260		
TOTAL LAND VALUE - MARKET	60,000		
TOTAL MARKET VALUE	372,022		
SOH/AGL Deduction	16,000		
ASSESSED VALUE	356,022		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	356,022		
TOTAL JUST VALUE	372,022		
NCON VALUE	312,022		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	40,000		
FR PU NCON & XFOPS 11-17-2023			
FR PRMT CK			
BLDG ENTERED IN ERROR ON WRONG PRCL			
DEL BLDG, XFOB LN 1-3, CHG PUSE & LAND CODE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
OBN23-00027	SFD-CO	0	07/25/2023
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
1209/0845	5/15/2021	WD Q	V / 05
GRANTOR: CHADWICK ESTATES OF W			SALE PRICE
GRANTEE: SOUTHERN COASTAL HO			450,000
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=2023;ORIG=20,10] E13 S14 E18 N10 E11 N6 E24 S28 W10 S3 W14 S11 W11 W27 W4 N40 \$			
FGR=[YR=2023;ORIG=62,39] E24 S22 W24 N22 \$			
FST=[YR=2023;ORIG=76,36] E10 S3 W10 N3 \$			
FOP=[YR=2023;ORIG=24,50] E27 S7 W27 N7 \$			
FOP=[YR=2023;ORIG=33,14] E18 S10 W18 N10 \$			
FUS=[YR=2023;ORIG=100,20] E15 S22 W15 N22 \$			

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
4	0210	CONCRETE D	0	0	0			995.00	SF	6.00	2024	2023	AV	100	5,970
5	0211	CONCRETE W	0	0	0			215.00	SF	6.00	2024	2023	AV	100	1,290
TOTALS												7,260			

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							