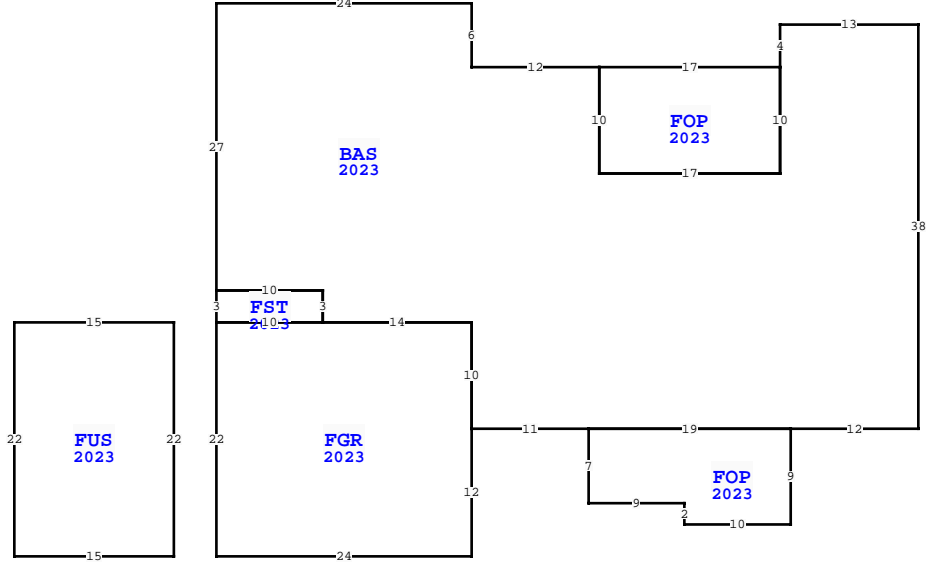




ELEMENT		CD	CONSTRUCTION		
Foundation	02	CONCR	SLAB	100	
Frame	02	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	100	
Roof Structur	03	GABLE	HIP	100	
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL	100		
Interior Floo	07	VYL	PLANK	50	
Interior Floo	14	CARPET	50		
Heating Type	13	HEAT	PUMP	100	
Air Condition	13	HEAT	PUMP	100	
Bedrooms				4 100	
Bathrooms				3 100	
Story Height				9 100	
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	2,000	100	2023	2,000	280,340
FGR	528	50	2023	264	37,005
FOP	153	30	2023	46	6,448
FOP	170	30	2023	51	7,149
FST	30	55	2023	16	2,243
FUS	330	100	2023	330	46,256
TOTALS	3,211			2,707	379,440

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: 2330			HX Base Yr 2024					



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		379,440	
TOTAL MARKET OB/XF VALUE		14,814	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		454,254	
SOH/AGL Deduction		0	
ASSESSED VALUE		454,254	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		404,254	
TOTAL JUST VALUE		454,254	
NCON VALUE		394,254	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		40,000	
PU SFD & XFOBS; KEYED BY JS 11/3/23			
2023 TRIM RETURNED COA			
COC R210002 BLDG KEYED ON WRONG PRCL			
& 2 KEYING ERROR. ENTERED ON WRONG PRCL			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23-001071	Electric		10/05/2023
23000320	IN-GROUND POOL	0	08/08/2023
23000017	SFD-CO	0	02/22/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1321/0557	7/18/2023	WD Q	I	01		476,100
GRANTOR: SOUTHERN COASTAL HOME						
GRANTEE: RUSSELL MARY ALICE						
1189/0658	1/14/2021	WD Q	V	05		495,000
GRANTOR: CHADWICK ESTATES OF W						
GRANTEE: SOUTHERN COASTAL CO						

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	1,647.00	SF	6.00	6.00	100	2024	2023		100	9,882	
4	0211	CONCRETE W	0	100	38	4	152.00	SF	6.00	6.00	100	2024	2023		100	912	
5	0955	PRIVACY FE	0	100	0	0	268.00	LF	15.00	15.00	100	2024	2023		100	4,020	
6	0625	PORT WD UT	0	100	10	10	100.00	SF	0.00	0.00	100	2024	2023		100	0	

BUILDING NOTES									
BLD DATE 10/20/2021 AK LGL DATE XF DATE 10/20/2021 AK LAND DATE 10/20/2021 AK INC DATE AG DATE									

BUILDING DIMENSIONS									
BAS=[YR=2023;ORIG=100,14] W13 S4 S10 W17 N10 W12 N6 W24 S27 E10 S3 E14 S10 E11 E19 E12 N38 \$ FOP=[YR=2023;ORIG=87,18] W17 S10 E17 N10 \$ FST=[YR=2023;ORIG=44,39] W10 S3 E10 N3 \$ FGR=[YR=2023;ORIG=58,42] W14 W10 S22 E24 N12 N10 \$ FOP=[YR=2023;ORIG=88,52] W19 S7 E9 S2 E10 N9 \$ FUS=[YR=2023;ORIG=15,42] E15 S22 W15 N22 \$									

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							