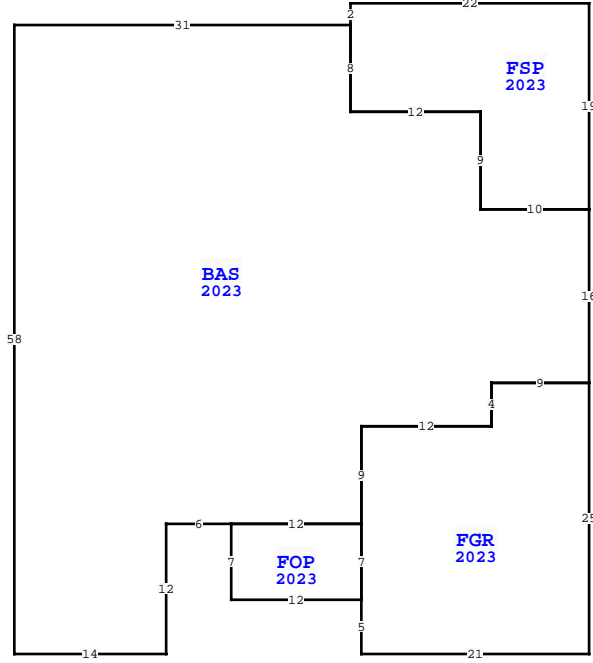




ELEMENT		CD		CONSTRUCTION	
Foundation	02	CONCR	SLAB	100	
Frame	05	WOOD	FRAME	100	
Exterior Wall	05	HARDIE	BRD	90	
Exterior Wall	11	AVERAGE		10	
Roof Structur	03	GABLE/HIP		100	
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	05	DRYWALL		100	
Interior Floo	07	VYL	PLANK	50	
Interior Floo	14	CARPET		50	
Ceiling	10	10 FT		100	
Heating Type	13	HEAT PUMP		100	
Air Condition	13	HEAT PUMP		100	
Bedrooms		3		100	
Bathrooms		2.5		100	
Stories	1.	1.		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,115	100	2023	2,115	228,653
FGR	477	50	2023	238	25,730
FOP	84	30	2023	25	2,703
FSP	310	55	2023	170	18,379
TOTALS	2,986			2,548	275,464

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	SINGLE FAM	100%	-	2024							
Heated Area: 2115						HX Base Yr 2024					



WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			275,464
TOTAL MARKET OB/XF VALUE			10,767
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			346,231
SOH/AGL Deduction			11,954
ASSESSED VALUE			334,277
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			284,277
TOTAL JUST VALUE			346,231
NCON VALUE			286,231
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			40,000
FR PU NCON & XFOBS 08-03-2023; LH 12/11/23			
BE ON 402 09946 019			
COC R210004, WAS KEYED ON WRONG PRCL, SHOULD			
DEL BLDG & XFOB LN 1-3, CHG LAND & PUSE CODE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
23000018	SFD-CO	0	02/22/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1318/0282	6/23/2023	WD Q	Q	V	01	409,300
GRANTOR: SOUTHERN COASTAL CONS						
GRANTEE: ARKENBERG FRANK & S						
1189/0658	1/14/2021	WD Q	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
4	0210	CONCRETE D	0	100	0	0	1,008.00	SF	6.00	6.00	100	2024	2023	AV	100	6,048	
5	0211	CONCRETE W	0	100	21	4	84.00	SF	6.00	6.00	100	2024	2023	AV	100	504	
6	0955	PRIVACY FE	0	100	0	0	281.00	LF	15.00	15.00	100	2024	2023	AV	100	4,215	

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2023;ORIG=10,10] S58 E14 N12 E6 E12 N9 E12 N4 E9 N16 W10 N9 W12 N8 W31 \$			
FOP=[YR=2023;ORIG=30,56] E12 S7 W12 N7 \$			
FSP=[YR=2023;ORIG=41,10] S8 E12 S9 E10 N19 W22 S2 \$			
FGR=[YR=2023;ORIG=42,47] S9 S7 S5 E21 N25 W9 S4 W12 \$			

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							