

ELEMENT		CD	CONSTRUCTION
Foundation	02		CONCR SLAB 100
Frame	02		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 60
Interior Floo	14		CARPET 40
Heating Type	04		AIR DUCTED 100
Air Condition	03		CENTRAL 100
Bedrooms			4 100
Bathrooms			3 100
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
BAS	1,878	100	2021
FGR	506	50	2021
FOP	137	30	2021
FOP	160	30	2021
TOTALS	2,681		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	0% - 0		109.34	242,735	2021	2021	0	0	2.00	98.00	
Heated Area: 1878 HX Base Yr												
BLD DATE	08/25/2021	MMLB	LGL DATE	08/25/2021	MMLB							
XF DATE	08/25/2021	MMLB	LAND DATE	08/25/2021	MMLB							
INC DATE			AG DATE									

WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY	STANDARD					
Tax Group: 3	Tax Dist:					
BUILDING MARKET VALUE	237,880					
TOTAL MARKET OB/XF VALUE	5,859					
TOTAL LAND VALUE - MARKET	60,000					
TOTAL MARKET VALUE	303,739					
SOH/AGL Deduction	0					
ASSESSED VALUE	303,739					
TOTAL EXEMPTION VALUE	0					
BASE TAXABLE VALUE	303,739					
TOTAL JUST VALUE	303,739					
NCON VALUE	0					
INCOME VALUE	0					
PREVIOUS YEAR MKT VALUE	286,429					
PU NEW SFD; XFOB'S CO 8-12-2021						
NEW SUBD CREATED FROM PARENT PRCL 09946-000						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
OBN21-00005	SFD-CO	0	03/23/2021			
20000894	SFD	0	09/29/2020			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1225/0732	8/23/2021	WD Q	Q	I	01	309,900
GRANTOR: SOUTHERN COASTAL HOME						
GRANTEE: TORRES AXEL GONZALE						
1169/0634	9/15/2020	WD Q	Q	V	05	495,000
GRANTOR: CHADWICK ESTATES OF W						
GRANTEE: SOUTHERN COASTAL HO						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2021] W14 S8 W20 FOP=[YR=2021] E20 N8 W20 S8\$ N12 W17 S25 W4 S15 E23 FGR=[YR=2021] W23 S22 E23 N22\$ S4 FOP=[YR=2021] S5 E21 N7 W1 N4 W5 S6 W15\$ E15 N6 E5 S4 E12 N38\$.						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0210	CONCRETE D	0	0	54	17	918.00	SF	6.00	6.00	100	2021
2	0211	CONCRETE W	0	0	33	4	132.00	SF	6.00	6.00	100	2021
TOTAL OB/XF 5,859												

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000								