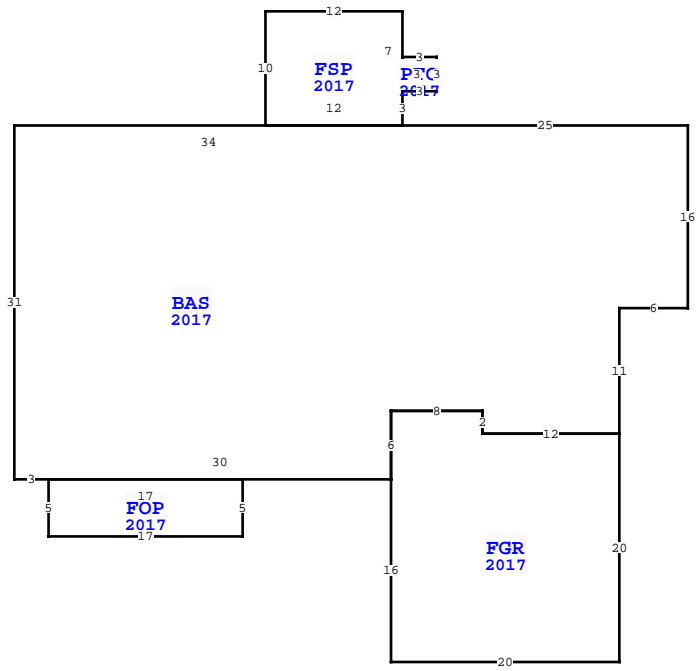




ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
02	CONCR SLAB 100				
02	WOOD FRAME 100				
05	HARDIE BRD 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
12	HARDWOOD 50				
14	CARPET 50				
04	AIR DUCTED 100				
03	CENTRAL 100				
	4 100				
	2 100				
	0 100				
1.	1. 100				
	0 100				
03	AVERAGE				
0100	SINGLE FAMILY				
2	MKT AREA	10			
350.00	1.10/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,643	100	2017	1,643	192,018
FGR	416	50	2017	208	24,309
FOP	85	30	2017	26	3,038
FSP	120	55	2017	66	7,714
PTO	9	5	2017	0	0
TOTALS	2,273			1,943	227,079

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,943	116.5000	121.74	236,541	2017	2019	0	0	4.00	96.00
1 SINGLE FAM 100% - 2018 Heated Area: 1643 HX Base Yr 2018											



WAKULLA COUNTY PROPERTY				
VALUATION SUMMARY			PAGE 1 of 1	
VALUATION BY		STANDARD		
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE		227,079		
TOTAL MARKET OB/XF VALUE		9,620		
TOTAL LAND VALUE - MARKET		50,000		
TOTAL MARKET VALUE		286,699		
SOH/AGL Deduction		97,757		
ASSESSED VALUE		188,942		
TOTAL EXEMPTION VALUE		HX HB 50,000		
BASE TAXABLE VALUE		138,942		
TOTAL JUST VALUE		286,699		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		249,392		
INCR EYB 2017-2019 HVAC OB23-382 CC 9/12/2023				
5 YR PRCL CH N/C				
CHG PRCL USE CODE FROM 0000 TO 0100				
ADD HX FOR 2018				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
OB23-382	HVAC CHANGE OUT-C		08/14/2023	
16001263	SFD-CO	0	12/21/2016	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD	SALE PRICE
1247/0035	1/07/2022	QC U	I 11	100
GRANTOR: HEISTERMAN KIPP & CLA				
GRANTEE: HEISTERMAN KIPP & C				
1036/0294	5/25/2017	WD Q	I 01	203,000
GRANTOR: PAFFORD PROPERTIES &				
GRANTEE: HEISTERMAN KIPP & C				
BUILDING NOTES				
BUILDING DIMENSIONS				
BAS=[YR=2017] W25 FSP=[YR=2017] N3 PTO=[YR=2017] E3 N3 W3 S3\$ N7 W12 S10 E12\$ W34 S31 E3 FOP=[YR=2017] S5 E17 N5 W17\$ E30 FGR=[YR=2017] S16 E20 N20 W12 N2 W8 S6\$ N6 E8 S2 E12 N11 E6 N16\$.				

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	0	0			1,271.00	6.00	100	2017	2017	3	76	5,796
2	0211	CONCRETE W	0	100	60	4			240.00	SF 6.00	100	2017	2017	3	76	1,094
3	0955	PRIVACY FE	0	100	0	0			200.00	LF 15.00	100	2017	2017	3	91	2,730

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	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	50,000.00	50,000.00	50,000							