

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	10	LAMINATED	90
Interior Floor	11	CLAY TILE	10
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	3	MKT AREA	10
NEIGHBORHOOD/LOC	151.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,791	100	2021
FGR	420	50	2021
FOP	100	30	2021
FSP	112	55	2021
PTO	216	5	2021
TOTALS	2,639		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,104	116.8000	110.96	233,460	2021	2021	0	0	0	2.00	98.00
1 SINGLE FAM 100% - 2022 Heated Area: 1791 HX Base Yr 2022												

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	25	21			525.00	SF	6.00	2021	2021	3	93	2,930		
2	0211	CONCRETE W	0	100	37	4			148.00	SF	6.00	2021	2021	3	93	826		
3	0955	PRIVACY FE	0	100	0	0			353.00	LF	15.00	2021	2021	3	98	5,189		
4	0605	PORT VINYL	0	100	4	3			12.00	SF	0.00	2021	2021	3	93	0		
6	0051	CARPORT UN	0	100	21	21			441.00	SF	12.00	2024	2023		98	5,186		
7	0955	PRIVACY FE	0	100	49	8			49.00	LF	15.00	2024	2023		100	735		
8	0950	METAL SHED	0	100	18	12			216.00	SF	8.00	2024	2023		100	1,728		
TOTALS													2,639			2,104	228,791	

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	35,000.00	35,000.00	35,000								

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			228,791
TOTAL MARKET OB/XF VALUE			16,594
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			280,385
SOH/AGL Deduction			24,734
ASSESSED VALUE			255,651
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			205,651
TOTAL JUST VALUE			280,385
NCON VALUE			7,649
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			275,284
5 YR PRCL CK, N/C			
PU PERMIT FOR ADDITION TO BE KEYED FUTURE PAPER, 2022 HX PORT			
PU SFD; XFOBS; CO 8/19/2021			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23-001187	ADDITION-CC		11/15/2023
21000102	SFD	0	02/12/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1226/0633	8/26/2021	WD Q	Q	I	01	311,500
GRANTOR: SOUTHERN CONSTRUCTION						
GRANTEE: STROHECKER THOMAS &						
1179/0747	11/17/2020	WD Q	Q	I	05	99,900
GRANTOR: WOODCOCK HELEN						
GRANTEE: SOUTHERN CONSTRUCTI						

BLD DATE		11/29/2021	JSLH	LGL DATE	11/29/2021	JSLH
XF DATE		11/29/2021	JSLH	LAND DATE	11/29/2021	JSLH
INC DATE				AG DATE		

BUILDING NOTES	
BAS=[YR=2021] W14 S8 W11 S7 W16 FSP=[YR=2021] E16 N7 W16 S7\$ N7 PTO=[YR=2021] E27 N8 W27 S8\$ W17 S33 E5 S5 E12 N11 E20 FOP=[YR=2021] W20 S5 E20 N5\$ S3 E21 FGR=[YR=2021] W21 S20 E21 N20\$ N38\$.	

BUILDING DIMENSIONS	
BAS=[YR=2021] W14 S8 W11 S7 W16 FSP=[YR=2021] E16 N7 W16 S7\$ N7 PTO=[YR=2021] E27 N8 W27 S8\$ W17 S33 E5 S5 E12 N11 E20 FOP=[YR=2021] W20 S5 E20 N5\$ S3 E21 FGR=[YR=2021] W21 S20 E21 N20\$ N38\$.	