

BUILDING CHARACTERISTICS					
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 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,791	100	2021	1,791	194,754
FGR	420	50	2021	210	22,836
FOP	100	30	2021	30	3,262
FSP	112	55	2021	62	6,742
PTO	216	5	2021	11	1,197
TOTALS	2,639			2,104	228,791

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

LAND DESCRIPTION													TOTAL OB/XF 16,594												
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						

BUILDING NOTES	

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\$.	