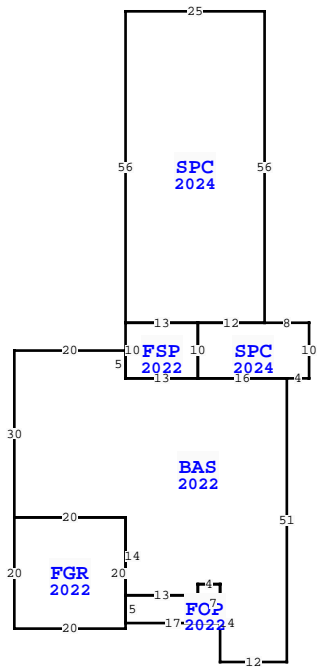


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Foundation	02	CONCR	SLAB 100
Frame	02	WOOD	FRAME 100
Exterior Wall	05	HARDIE	BRD 90
Exterior Wall	11	AVERAGE	10
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP	SHNGL 100
Interior Wall	05	DRYWALL	100
Interior Floo	07	VYL	PLANK 90
Interior Floo	14	CARPET	10
Heating Type	13	HEAT PUMP	100
Air Condition	13	HEAT PUMP	100
Bedrooms		3	100
Bathrooms		2	100
Story Height		0	100
Stories	1.	1.	100
Fireplace	01	FIREPLACE	100
Units		0	100
Quality	03	AVERAGE	
DOR CODE	0100	SINGLE	FAMILY
MAP NUM	3	MKT AREA	10
NEIGHBORHOOD/LOC	000		1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,867	100	2022
FGR	400	50	2022
FOP	93	30	2022
FSP	130	55	2022
SPC	200	20	2024
SPC	1,400	20	2024
TOTALS	4,090		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2024								
				Heated Area: 1867							
					HX Base Yr 2023						



WAKULLA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE				263,595		
TOTAL MARKET OB/XF VALUE				72,958		
TOTAL LAND VALUE - MARKET				55,000		
TOTAL MARKET VALUE				391,553		
SOH/AGL Deduction				0		
ASSESSED VALUE				391,553		
TOTAL EXEMPTION VALUE				50,000		
BASE TAXABLE VALUE				341,553		
TOTAL JUST VALUE				391,553		
NCON VALUE				95,176		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				294,992		
5 YR PRCL CK, CHG TRAV ADD SPC						
FR PRMT CK 5/5/23 - PU NEW BLDG COMP & XFOBS.						
FR PU SFD, XPOB, POWER 9/21/2022						
FROM NEW SUB #417 FOX MEADOWS PB 6 22						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
B23-000113	SCREEN ENCLOSURE-	0	03/03/2023			
OBN22-00042	POOL-CC	0	12/01/2022			
22000237	SFD-CO	0	03/17/2022			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1289/0037	10/13/2022	WD	Q	I	01	388,500
GRANTOR: STEVE BYRD CONSTRUCTI						
GRANTEE: FREEMAN JOSEPH R						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=2022;ORIG=0,0] W16 W13 N5 W20 S30 E20 S14 E13 N2 E4 S14 E12 N51 \$						
SPC=[YR=2024;ORIG=-29,-10] N56 E25 S56 W12 W13 \$						
FGR=[YR=2022;ORIG=-49,25] S20 E20 N20 W20 \$						
FSP=[YR=2022;ORIG=-16,0] N10 W13 S10 E13 \$						
FOP=[YR=2022;ORIG=-29,39] S5 E17 N7 W4 S2 W13 \$						
SPC=[YR=2024;ORIG=4,-10] W8 W12 S10 E16 E4 N10 \$						

EXTRA FEATURES															BLD DATE	LGL DATE	10/01/2021	PB
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	1,918.00	SF	6.00	6.00	100	2022	2022	3	97	11,163		
2	0211	CONCRETE W	0	100	0	0	92.00	SF	6.00	6.00	100	2022	2022	3	97	535		
5	0230	POOL, CONCR	0	100	40	18	720.00	SF	65.00	65.00	100	2024	2023	AV	100	46,800		
6	0180	JACUZZI BU	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023	AV	100	6,000		
7	0209	CONCRETE P	0	100	15	4	60.00	SF	8.00	8.00	100	2024	2023	AV	100	480		
8	0700	PORT BLDG	0	100	12	24	288.00	SF	0.00	0.00	100	2024	2023	AV	98	0		
9	0956	PRIVACY FE	0	100	0	0	420.00	LF	19.00	19.00	100	2024	2023	AV	100	7,980		
TOTAL OB/XF 72,958																		

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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		LDR	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							