

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	07	VYL PLANK 80			
Interior Floor	14	CARPET 20			
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 Units	01	FIREPLACE 100			
		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,867	100	2022	1,867	198,584
FGR	400	50	2022	200	21,273
FOP	93	30	2022	28	2,978
FSP	130	55	2022	72	7,659
TOTALS	2,490			2,167	230,494

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,167	113.1000	107.44	232,822	2022	2022	0	0	1.00	99.00	

1 SINGLE FAM 0% - 2024 Heated Area: 1867 HX Base Yr

WAKULLA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			230,494
TOTAL MARKET OB/XF VALUE			11,925
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			297,419
SOH/AGL Deduction			0
ASSESSED VALUE			297,419
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			297,419
TOTAL JUST VALUE			297,419
NCON VALUE			2,880
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			293,071
5 YR PRCL CK, PU/ DEMO XFOBS			
FR PU SFD AND XFOBS			
FROM NEW SUB #417 FOX MEADOWS PB 6 22			
NEW PRCL FROM 10146-005			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000166	SFD-CO	0	03/04/2022
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD SALE PRICE
1284/0780	9/21/2022	WD Q	I 01 388,500
GRANTOR: STEVE BYRD CONSTRUCTI			
GRANTEE: MINACCI MICHAEL KAR			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=2022] W20 FSP=[YR=2022] N5 W13 S10 E13 N5\$ S5 W29 S51 E12 N7 FOP=[YR=2022] E17 N5 W13 N2 W4 S7\$ N7 E4 S2 E13 FGR=[YR=2022] S6 E20 N20 W20 S14\$ N14 E20 N30\$.			

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	0	0	0	1,452.00	SF	6.00	6.00	100	2022	2022	3	97	8,451	
2	0211	CONCRETE W	0	0	13	4	52.00	SF	6.00	6.00	100	2022	2022	3	97	303	
3	0211	CONCRETE W	0	0	10	5	50.00	SF	6.00	6.00	100	2022	2022	3	97	291	
5	0955	PRIVACY FE	0	0	0	0	192.00	LF	15.00	15.00	100	2024	2023		100	2,880	
6	0700	PORT BLDG	0	0	0	0	1.00	SF	0.00	0.00	100	2024	2023		98	0	

LAND DESCRIPTION																								
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		LDR	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							